

Development Standards Committee

November 5, 2014 at 5:30 p.m.

The Woodlands Township

2801 Technology Forest Boulevard

The Woodlands, Texas 77381

MINUTES

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

Staff Present: Kimberly McKenna, Kathleen Eaton and Sharon Davis

I. Welcome/Call Meeting to Order.

The meeting was called to order by Chair Deborah Sargeant at 5:32 p.m.

II. Consideration and action regarding the minutes of the meeting of October 1, 2014.

The minutes were reviewed by the committee. It was moved by Chris Florack and seconded by Mark Bacon to approve the minutes of the meeting as presented. The motion carried unanimously.

III. Consideration and action regarding the “Conserve Our Water” sign to be allowed for multiple residential properties that may require a variance if the property has an existing sign.

This item was reviewed by the full committee. Representatives from Environmental Services attended to address the committee. The Standards regarding signs were discussed and the committee reviewed the proposed yard sign. It was then moved by Robert Heineman and seconded by Chris Florack to allow the yard signs without requiring an application for each property, on the condition the Sign meets the Residential Development Standards. The Committee clarified if other signs are in the yard, the property may be required to remove those signs during the display of the “Conserve Our Water” sign in order to come into compliance with the Standards.

IV. Consideration and Action of the Applications and Covenant Violations in Section V, 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 1-5, 7, 10-18, 20, 22, 23, 29-33, 35, 38-46. It was moved by Chris Florack and seconded by Danie van Loggerenberg to approve the Summary List as presented by staff recommendation. The motion carried unanimously.

V. Consideration and Action of the Applications and Covenant Violations.

1. Consideration and action for the exterior remodel and exterior signs for Chili’s Grill and Bar at Indian Springs.

Chili’s Grill and Bar

6671 Woodlands Parkway

Lot 050, Block 0592, Section 60 Village of Indian Springs

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg to table the item. The motion carried unanimously.

2. Variance request for a third permanent monument sign.

Avana Grogan’s Mill Apartments

12000 Sawmill Road

Lot 0300, Block 0599, Section 0006 Village of Grogan’s Mill

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg to approve the third monument sign as presented. The motion carried unanimously.

3. Variance request for a permanent monument sign replacement that has a non-trademark logo.

Copperwood Apartment Homes

4407 South Panther Creek Drive

Lot 0320, Block 0045, Section 0007 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg to approve the monument sign as presented. The motion carried unanimously.

4. Consideration and action for final approval.
Hughes Landing Hotel – Embassy Suites
1855 Hughes Landing Boulevard
Lot 6355, Block 0547, Section 0999 Village of Town Center
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg to approve the proposal as submitted. All improvements must meet code and comply with the Commercial Planning and Design Standards. The motion carried unanimously.
5. Consideration and action regarding the final landscape plan.
Faith Bible Church
5505 Research Forest Drive
Lot 0003, Block 0761, Section 0067 Village of Cochran’s Crossing
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg to approve on the condition to require the double loaded landscape islands in the parking lot must have a minimum of two evergreen native trees and single loaded islands must have a minimum of one evergreen native tree. (vitex can be mixed with evergreen trees).
6. Consideration and action for a conceptually proposed Service Center Addition.
Woodlands Shell Auto Care
4725 West Panther Creek Drive
Lot 0290, Block 0045, Section 0040 Village of Panther Creek
This item was heard by the full committee. The staff provided the committee with a presentation, noting the location of the proposed improvement and the impact to adjacent properties. The committee discussed the setback requirements and overall design. After review it was moved by Kim Hess and seconded by Ken Anderson to approve the conceptual proposal on the following conditions. The building must respect the specified building setback line, the roof should be modified to match and be architecturally compatible with the roof of the existing structure on the site, and the plans should include the appropriate parking ratio for the site. A final set of sealed plans, including elevations, site plans, survey and artist renderings/sample boards of the color and materials, must be submitted for final review by the Committee and designated staff. Approval by this committee does not constitute approval by any other entity. The motion carried unanimously.
7. Variance request to replace an existing monument sign.
The Cynthia Woods Mitchell Pavilion
2005 Lake Robbins Drive
Lot 0290, Block 0599, Section 0999 Village of Town Center
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg to approve as submitted. The motion carried unanimously.
8. Consideration and action for the landscaping and tree removal required in order to modify the driveway entrance.
The John Cooper School
1 John Cooper Drive
Lot 0230, Block 0592, Section 0060 Village of Indian Springs
This item was heard by the full committee. The staff provided the committee with a presentation, noting the proposed modifications. It was noted that the proposal for the building addition had not been submitted for review. It was then moved by Kim Hess and seconded by Robert Heineman to table the item until the committee could review all proposed improvements comprehensively. The motion carried unanimously.
9. Consideration and action to modify the current circular drive and include additional catch basins.
The John Cooper School
1 John Cooper Drive
Lot 0230, Block 0592, Section 0060 Village of Indian Springs
This item was heard by the full committee. The staff provided the committee with a presentation, noting the proposed modifications. It was noted that the proposal for the building addition had not been submitted for review. It was then moved by Kim Hess and seconded by Robert Heineman to table the item until the committee could review all proposed improvements comprehensively. The motion carried unanimously.

10. Consideration and action for the final plans for remodel
2520 Research Forest Drive
Lot 8003, Block 547, Section 999 Village of Research Forest
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg to withdraw the item from the agenda. The motion carried unanimously.
11. Variance request for a proposed patio cover which will be located beyond the twenty foot rear building setback.
Mark and Wendy Cook
7 Thundercreek Place
Lot 42, Block 02, Section 25 Village of Cochran's Crossing
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg to approve the proposed patio cover on the condition the owner maintains the existing vegetation in the rear to soften the view. The proposed patio cover must meet code and pass final inspection. Additionally the owner must ensure the improvements must not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
12. Variance request for a proposed seven foot tall capped panel wood fence that would exceed the maximum height allowed and will not meet the Neighborhood Criteria.
Brent Lee
11 Spiral Leaf Court
Lot 24, Block 01, Section 39 Village of Cochran's Crossing
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg to approve the fence on the condition the fence height is reduced at a minimum of one foot increments, so that the height of the fence matches the height of the neighboring fence at the property line. The motion carried unanimously.
13. Variance request for a proposed front yard fence that will not be located five feet back from the front property line and has columns that will not be located ten feet away from any corner property line.
Adnan Afzal
42 Copperleaf Drive
Lot 01, Block 02, Section 09 Village of Cochran's Crossing
This item was heard by the full committee. The staff provided the committee with a presentation, noting the location of the fence and the location of the previous fence. The home owner and an affected neighbor were present to address the committee. It was moved by Ken Anderson and seconded by Chris Florack to approve the fence on the condition the center portion of fencing between the circular drive is setback five feet to adhere to the Standards. The fence columns must be set inward a minimum of 10 feet from the front corner property pins. There are no lights permitted on the fence or columns. The owner must plant and maintain native evergreen vegetation in a continuous landscaping bed at the front of the fence to soften the view from the street. The fence owner must obtain a KNOX emergency access box if the impedes the access of emergency vehicles. The owner is required to complete the project in 120 days from the date of the permit release. The motion carried unanimously.
14. Variance request for a proposed culvert repair and driveway widening that is located in the street right-of-way and requires review and action by the Development Standards Committee.
Mikele Buono and Gloria Maristany
40 N Timber Top Drive
Lot 12, Block 03, Section 13 Village of Grogan's Mill
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg to approve the driveway and culvert repair as submitted.
15. Variance request for a proposed storage shed that will be located in the five foot easement.
Glenn Wright and Jeanise Ryser
95 Huntsman's Horn Circle
Lot 43, Block 01, Section 35 Village of Grogan's Mill
This item was reviewed under the summary list as presented by staff. The home owner was present to address the committee. It was moved by Chris Florack and seconded by Danie van Loggerenberg to deny the variance and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner remove the storage shed when the owner no longer owns the home, sells or transfers title or is no longer the primary resident,

whichever comes first. The memorandum will be recorded at the court house and binding on the land. Additionally, the improvement must 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. The motion carried unanimously.

16. Variance request for a proposed fence that will not be set back at least three feet from the front façade of the dwelling.
Rhonda Smith
1502 East Red Cedar Circle
Lot 39, Block 01, Section 10 Village of Grogan's Mill
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg to approve the fence as submitted. The motion carried unanimously.
17. Variance request for proposed pool decking that exceeds the maximum amount of hard surface area allowed on the lot.
Brian Lee Duelm
227 South Crimson Clover Circle
Lot 23, Block 01, Section 30 Village of Panther Creek
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg to approve on the condition the owner provides a landscaping plan to the staff for placement of French drains. All improvements must meet code and pass final inspection. The owner must ensure that the improvements do not halt or materially impede drainage as defined in the Standards. The motion carried unanimously.
18. Variance request for a proposed tree for removal.
Thomas L Johnson
11 Thorn Berry Place
Lot 12, Block 01, Section 04 Village of Indian Springs
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg to approve the tree removal as submitted.
19. Variance request for a conceptual home and garage addition that will exceed the maximum amount of living area and hard surface area allowed.
Dustin Tucker
2603 Crossvine Circle
Lot 18, Block 05, Section 02 Village of Grogan's Mill
This item was heard by the full committee. The staff provided the committee with a presentation, noting the proposed house rebuild. It was noted that the owner was not present and had planned to attend. Additionally, an affected neighbor was present to address the committee and object to the proposed home. It was then moved by Deborah Sargeant and seconded by Mark Bacon to table the item. The motion carried unanimously.
20. Variance request for a conceptually proposed garage expansion that will encroach into the ten foot easement.
Philip and Sally Dailey
11422 Timberwild Street
Lot 05, Block 02, Section 04 Village of Grogan's Mill
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg to approve on the condition the owner submits the final plans including a completed application and sealed drawings for review by the Plan Review Committee or the designated staff. Approval by this committee does not constitute approval by the additional easement holder. It is the owner's responsibility to obtain that approval and may be subject to removal. The owner must ensure the improvements do not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
21. Variance request for a proposed outdoor living area that incorporates a patio cover, patio and summer kitchen all of which will be located beyond the fifteen foot side setback and the thirty foot rear building setback and will cause the lot to exceed the maximum hard surface area allowed.
Adel Irani

62 Firefall Court

Lot 16, Block 03, Section 48 Village of Grogan's Mill

This item was heard by the full committee. The staff provided the committee with a presentation, noting the proposed location of the improvements. The home owner was present to address the committee. The committee discussed concerns with the side setback and materials proposed. It was then moved by Ken Anderson and seconded by Danie van Loggerenberg to deny the variance as proposed and require the owner modify the color and materials to be compatible with the home and modify the location on the structure to remove the improvement out of the side setback and the committee would then grant a variance to allow the encroachment into the rear setback, provided the owner maintain native evergreen vegetation to soften and screen the view of the improvement from the adjacent property owner. Additionally, the owner must ensure placement of the proposed improvements does not halt or materially impede drainage as defined in the Residential Development Standards. Final plans with revised location must be submitted to the staff for review and final action. The motion carried unanimously.

22. Variance request for a proposed pool, pool decking and fire pit that would cause the lot to further exceed the maximum hard surface area allowed.

Scott and Barbara Hunt

63 Firefall Court

Lot 18, Block 03, Section 48 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg to approve on the condition the owner reduce the overall hard surface not to exceed 45% of the total lot size. Additionally the owner must plant and maintain 4 native evergreen trees on the lot and ensure the improvements do not halt or materially impede drainage as defined in the Residential Development Standards. All improvement must meet code and pass final inspection. The motion carried unanimously.

23. Consideration and action regarding a proposed business in the home.

George Patton Odom

37 Dovewood Place

Lot 50, Block 04, Section 04 Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff. The owner was present to address the committee. It was moved by Chris Florack and seconded by Danie van Loggerenberg to approve on the condition the Business must comply with the Standards and the owner must resubmit for a renewal application in two years. The business in the home may be revoked at any time by the committee or when it is determined the business is in violation of the Business Use Standards. The motion carried unanimously.

24. Variance request for a proposed pool remodel that will cause the lot to exceed the maximum hard surface area allowed.

John and Stephanie Ourso

2714 Timberjack Place

Lot 12, Block 06, Section 06 Village of Grogan's Mill

This item was heard by the full committee. The staff provided the committee with a presentation, noting the location of the proposed improvements and the impact to adjacent properties. The owners were present to address the committee. It was then moved by Deborah Sargeant and seconded by Danie van Loggerenberg to deny the variances as proposed and require the owner modify the overall hard surface area near the front of the home to reduce the hard surface area on the lot. The survey and plans should be revised and submitted to the staff for final review and action. The improvements must meets code and pass final inspection. The owner must ensure the improvements do not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

25. Variance request for a proposed driveway widening will cause the lot to exceed the maximum hard surface area allowed.

John and Stephanie Ourso

2714 Timberjack Place

Lot 12, Block 06, Section 06 Village of Grogan's Mill

This item was heard by the full committee. The staff provided the committee with a presentation, noting the location of the proposed improvements and the impact to adjacent properties. The owners were present to address the committee. It was then moved by Deborah Sargeant and seconded by Danie van Loggerenberg to deny the variances

as proposed and require the owner modify the overall hard surface area near the front of the home to reduce the hard surface area on the lot. The survey and plans should be revised and submitted to the staff for final review and action. The improvements must meet code and pass final inspection. The owner must ensure the improvements do not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

26. Variance request for a proposed garage addition will cause the lot to exceed the maximum hard surface area allowed as determined by the Neighborhood Criteria for the lot.

John and Stephanie Ourso

2714 Timberjack Place

Lot 12, Block 06, Section 06 Village of Grogan's Mill

This item was heard by the full committee. The staff provided the committee with a presentation, noting the location of the proposed improvements and the impact to adjacent properties. The owners were present to address the committee. It was then moved by Deborah Sargeant and seconded by Danie van Loggerenberg to deny the variances as proposed and require the owner modify the overall hard surface area near the front of the home to reduce the hard surface area on the lot. The survey and plans should be revised and submitted to the staff for final review and action. The improvements must meet code and pass final inspection. The owner must ensure the improvements do not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

27. Variance request for proposed paving will cause the lot to exceed the maximum hard surface area allowed.

John and Stephanie Ourso

2714 Timberjack Place

Lot 12, Block 06, Section 06 Village of Grogan's Mill

This item was heard by the full committee. The staff provided the committee with a presentation, noting the location of the proposed improvements and the impact to adjacent properties. The owners were present to address the committee. It was then moved by Deborah Sargeant and seconded by Danie van Loggerenberg to deny the variances as proposed and require the owner modify the overall hard surface area near the front of the home to reduce the hard surface area on the lot. The survey and plans should be revised and submitted to the staff for final review and action. The improvements must meet code and pass final inspection. The owner must ensure the improvements do not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

28. Variance request for proposed room additions that will cause the lot to exceed the maximum living area and hard surface area allowed.

John and Stephanie Ourso

2714 Timberjack Place

Lot 12, Block 06, Section 06 Village of Grogan's Mill

This item was heard by the full committee. The staff provided the committee with a presentation, noting the location of the proposed improvements and the impact to adjacent properties. The owners were present to address the committee. It was then moved by Deborah Sargeant and seconded by Danie van Loggerenberg to deny the variances as proposed and require the owner modify the overall hard surface area near the front of the home to reduce the hard surface area on the lot. The survey and plans should be revised and submitted to the staff for final review and action. The improvements must meet code and pass final inspection. The owner must ensure the improvements do not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

29. Consideration and action regarding a proposed home business.

Bryan Buccini

11013 Meadow Rue Street

Lot 10, Block 03, Section 07 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg to approve the home business on the condition the business must comply with the Standards and the owner must resubmit for a renewal application in two years. The business in the home may be revoked at any time by the committee or when it is determined the business is in violation of the Business Use Standards. The motion carried unanimously.

30. Consideration and action regarding the renewal of an existing home business.
Petrene Soames
19 Emery Cliff Place
Lot 12, Block 04, Section 06 Village of Cochran's Crossing
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg to table the item and allow the owner an opportunity to remove the home address from all public mediums. The motion carried unanimously.
31. Variance request for an existing driveway border and widening that exceeds the maximum width allowed.
Brent Belman
7 Irish Moss Place
Lot 10, Block 02, Section 41 Village of Cochran's Crossing
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg to approve the driveway border as submitted. The motion carried unanimously.
32. Variance request for an existing patio cover that is located beyond the twenty foot rear building setback.
Rodolfo Alaterre
14 Treestar Place
Lot 48, Block 02, Section 18 Village of Cochran's Crossing
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg to approve the patio cover on the condition the owner plant and maintain four -15 gallon native evergreen trees along the side and rear of the improvement to soften and screen the view. Additionally, the improvements must not halt or materially impede drainage as defines in the Residential Development Standards. The improvements must meet code and pass final inspection. The motion carried unanimously.
33. Variance request for the existing solid wood fence that is not located at least three feet back from the front façade.
Chris Wren
2904 Summersweet Place
Lot 12, Block 07, Section 06 Village of Grogan's Mill
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg to approve the fence as presented. The motion carried unanimously.
34. Variance request for an existing fence was built with the construction side facing out.
Paul Jeffrey Naquin
34 Pinewood Forest Court
Lot 24, Block 02, Section 16 Village of Panther Creek
This item was heard by the full committee. The staff provided the committee with a presentation, noting the location of the proposed improvements. The owner was present to address the committee. It was then moved by Chris Florack and seconded by Mark Bacon to deny the variance and require the owner modify the first three panels of the right hand side fence to come into compliance with the Standards. The owner could reverse the pickets, double side the fence or create a shadow box style fence. The motion carried. Robert Heineman was not present for the vote.
35. Variance request for an existing storage building that exceeds the maximum height for storage buildings that are located in an easement and does not match the color of the home.
David Binford
111 East Pathfinders Circle
Lot 95, Block 06, Section 01 Village of Cochran's Crossing
This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg to deny the variance and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner to remove the shed form the home, when the owner no longer owns the home, sells or transfers title or when the shed is in disrepair and requires removal. Additionally the owner must paint the storage shed to match the existing trim on the home, and maintain the vegetation at the front of the home to screen the view from the street. The memorandum of agreement will be recorded at the courthouse and binding on the land. The motion carried unanimously.

36. Variance request for an existing color change to the front door that was not considered to be architecturally compatible with the home or adjacent properties, when it was acted on by the Residential Design Review Committee.
Michael D. Johnson
1 Cross Fox Lane
Lot 11, Block 01, Section 11 Village of Grogan's Mill
This item was heard by the full committee. The staff provided the committee with a presentation noting the existing color change without prior approval. The owner was present to address the committee. It was then moved by Deborah Sargeant and seconded by Chris Florack to deny the color as presented and require the owner submit a revised color change application for review and action. The motion carried unanimously.
37. Variance request for existing structure that was not considered to be compatible with and appropriate in scale, color and mass to the architectural character to the dwelling and neighborhood when it was acted on by the Residential Design Review Committee.
Robert W Wallace
14 South Lakemist Harbour Place
Lot 12, Block 01, Section 38 Village of Panther Creek
This item was heard by the full committee. The staff provided the committee with a presentation, noting the location of the proposed improvements. It was then moved by Robert Heineman and seconded by Chris Florack to approve the improvement as presented. The motion carried unanimously.
38. Consideration and action to approve legal action for outstanding covenant violations.
Joyce Eileen Hughes
45 Hunstman's Horn Circle
Lot 22, Block 01, Section 35 Village of Grogan's Mill
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack 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 if not resolved by March 2015. 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.
39. Consideration and action to approve legal action for outstanding covenant violations.
Samir Rasikbhai Patel
2 Emery Cliff Place
Lot 07, Block 04, Section 06, Village of Cochran's Crossing
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack 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 if not resolved by March 2015. 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.
40. Consideration and action to approve legal action for outstanding covenant violations.
Claudia S Avena
20 S Rain Forest Court
Lot 26, Block 06, Section 38 Village of Grogan's Mill
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack 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 if not resolved by March 2015. 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.

41. Consideration and action to approve legal action for outstanding covenant violations. Robert and Linda Holmes
202 Sandpebble Drive
Lot 18, Block 05, Section 01 Village of Indian Springs
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack 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 if not resolved by March 2015. 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.
42. Consideration and action to approve legal action for outstanding covenant violations.
Larry Wiser
7 Cypress Pine Drive
Lot 25, Block 06, Section 05 Village of Panther Creek
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack 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 if not resolved by March 2015. 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.
43. Consideration and action to approve legal action for outstanding covenant violations.
Thomas Doran
16 Falling Star Road
Lot 08, Block 03, Section 14 Village of Panther Creek
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack 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 if not resolved by March 2015. 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.
44. Consideration and action to approve legal action for outstanding covenant violations.
Federico Garza
29 Hickorybark Drive
Lot 17, Block 08, Section 05 Village of Panther Creek
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack 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 if not resolved by March 2015. 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.
45. Consideration and action to approve legal action for outstanding covenant violations.
Brian Boner
32 Pinewood Forest Court

Lot 23, Block 02, Section 16 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack 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 if not resolved by March 2015. 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.

46. Consideration and action to approve legal action for outstanding covenant violations.

Felipe Loza

35 Fallshire Drive

Lot 55, Block 01, Section 12 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack 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 if not resolved by March 2015. 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.

VI. Consideration and action regarding editions to the Residential Development Standards.

The staff provided the committee with some minor changes and editions to the recently revised Standards. The items consisted of Landscape Borders in the Road right of Way, The address and other minor edits. It was then moved by Deborah Sargeant and seconded by Mark Bacon to approve the revisions to the Standards as presented by Staff the motion carried unanimously.

VII. Public Comments

There were no public comments.

VIII. Member Comments

Chris Florack and Deborah Sargeant noted they would not be able to attend the next meeting on November 19th, 2014.

IX. Staff Reports

There were no staff reports.

X. Adjourn

There being no further business it was moved by Chris Florack and seconded by Kim Hess to adjourn the meeting at 7:53p.m.