

Development Standards Committee Minutes

November 19, 2014 at 5:30 PM

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

Members Present: Danie van Loggerenberg, Ken Anderson, Kim Hess, and Mark Bacon

Member absent: Chris Florack, Deborah Sargeant and Robert Heineman

Staff Present: Neslihan Tesno, Kim McKenna and Sharlene Novak

I. Welcome/Call Meeting to Order

The meeting was called to order by Neslihan Tesno at 5:30 p.m. She requested a nomination for a Chair Pro Tem since both the Chair and Vice Chair were not in attendance. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to appoint Kim Hess as Chair Pro Tem. The motion passed. Kim Hess abstained.

II. Consideration and Action of the minutes of the Development Standards Committee (DSC) Meeting on October 15, 2014.

It was moved by Ken Anderson and seconded by Kim Hess to approve the minutes. Danie van Loggerenberg abstained because he was not present at the October meeting. The motion carried.

III. Consideration and Action of the Applications and Violations in Section V recommended for Summary Action.
This item was heard by the full committee. Chair Pro Tem Kim Hess presented the Summary List as presented by Staff. The list consisted of Items 1-21. Item 9 was tabled and Item 11 was placed on the review list. It was moved by Ken Anderson and seconded by Mark Bacon to approve the Summary List as presented. The motion carried unanimously.

IV. Consideration and action regarding The Woodlands Church Christmas Service signs to be allowed for multiple residential properties that may require a variance if the property has an existing sign.
This item was heard by the full committee. Staff displayed the proposed sign for the Christmas services. The church would like to get blanket approval for the signs so each individual does not have to submit an application for approval. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to allow the signs without individual properties requesting approval and additionally the signs must comply with the sign standards – only one sign in yard and the signs must be removed within 48 hours of last service. The motion carried unanimously.

V. Review and Disposition of applications and violations.

1. Consideration and action for the replacement of existing building and monument signs with the new business name

Woodlands 20/20 Vision
1440 Lake Woodlands Drive
Lot 8300, Block 0599, Section 0999 Village of Town Center

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Mark Bacon to deny as presented and require the signs be resubmitted in compliance with the Commercial Planning and Design Standards. (Reduce the size and submit the building and monument sign to match.)The motion carried unanimously.

2. Consideration and action for the installation of temporary signs

Villa Sport Athletic Club & Spa
4141 Technology Forest Place

Lot 6560, Block 0547, Section 0999 Village of Research Forest

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Mark Bacon to deny as presented and suggest the facility inform the members and visitors of the remodeling schedule inside of the building. The motion carried unanimously.

3. Consideration and action regarding exterior and interior renovations.

Villa Sport Athletic Club & Spa

4141 Technology Forest Place

Lot 6560, Block 0547, Section 0999 Village of Research Forest

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Mark Bacon to approve on the condition the building must have all exterior finishes and paint match the existing building. Roof noted over the mechanical yard is not approved at this time. Construction activity must be in compliance with the Commercial Planning and Design Standards for Hours of Construction. All improvement must meet code, pass inspections and comply with all other Commercial Planning and Design Standards. The motion carried unanimously.

4. Consideration and action for final approval of the landscaping, clearing, tree site and demolition plans that will include preparation for the proposed addition as well as modifications to the driveway entrance.

The John Cooper School

1 John Cooper Drive

Lot 0230, Block 0592, Section 0060 Village of Indian Springs

The Head of School, Michael Maher, and representative from the architecture firm were present to address the committee. The staff provided the committee with a PowerPoint presentation and the architecture firm provided a video of the comprehensive plans for the additions and remodeling of the school. It was then moved by Danie van Loggerenberg and seconded by Mark Bacon to approve the proposed landscaping, clearing, tree site and demolition plans as presented. All improvements must be constructed in accordance with the Commercial Planning and Design Standards. Approval by this committee does not constitute approval by the additional entities. The motion carried unanimously.

5. Consideration and action for the concept approval Math and Science Building Addition.

The John Cooper School

1 John Cooper Drive

Lot 0230, Block 0592, Section 0060 Village of Indian Springs

This item was reviewed by the full committee. The Head of School and representatives from the Kirksey Architecture firm were present to address the committee. The staff provided the committee with a PowerPoint presentation and the architecture firm provided a video of the comprehensive plans for the additions and remodeling of the school. It was then moved by Danie van Loggerenberg and seconded by Mark Bacon to approve the conceptual plans for the math and science building addition proposed on the condition the final plans are submitted and reviewed for final action. Approval by this committee does not constitute approval by the additional entities. The motion carried unanimously.

6. Consideration and action for the concept approval of exterior improvements, including a new Valet Drop-off area and canopies, remodeling of the outdoor dining area and addition of a parking deck for valet parking in the northeast corner of the property.

2520 Research Forest Drive

Lot 8003, Block 0547, Section 0999 Village of Research Forest

This item was reviewed by the full committee. Owner George Lakes and representatives from the Van der Wahl Architecture firm were present to address the committee. The staff provided the committee with a PowerPoint presentation noting the proposed improvements and renderings of the design. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to conditionally approve the exterior improvements, including the proposed valet drop-off area, parking deck, canopies and remodeling of the outdoor dining area, on the

condition the preliminary and final plans are provided for review and final action. Approval by this committee does not constitute approval by the additional entities. The motion carried unanimously.

7. Consideration and action for concept approval of plans for replacement of existing monument sign.
2520 Research Forest Drive
Lot 8003, Block 0 547, Section 0999 Village of Research Forest
This item was reviewed by the full committee. It was then moved by Ken Anderson and seconded by Danie van Loggerenberg to approve the improvement as presented. The motion carried unanimously.
8. Consideration and action for preliminary approval of plans for a two story office building and one story lab building.
HARC Headquarters.
8801 Gosling Road
Lot 0216, Block 0051, Section 0999 Village of Research Forest
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Mark Bacon to approve preliminary proposal on the condition the final application is reviewed and acted on by the Committees. All improvements must meet code, pass final inspection and comply with the Commercial Planning and Design Standards. The Monument sign is not approved at this time, must submit final drawings and specification for the monument sign at the time of the final submission. The motion carried unanimously.
9. Variance request for a monument sign that displays two colors.
Huntsman
10003 Woodloch Forest Drive
Lot 9001, Block 0599, Section 0999 Village of Town Center
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Mark Bacon to deny the variance as presented and require the company modify the Sign and submit a revised drawing to show "Huntsman" in white lettering. Remove the statement, "Enriching Lives through Innovation" and allow one red stripe above and below a White "Huntsman" Sign. The motion carried unanimously.
10. Consideration and action regarding changes to the materials and colors of the outdoor living area that was previously acted on November 5, 2011.
Adel Irani
62 Firefall Court
Lot 16, Block 03, Section 48 Village of Grogan's Mill
This item was withdrawn prior to the meeting.
11. Consideration and action for the exterior remodel and exterior signs for Chili's Grill and Bar at Indian Springs Shopping Center.
Chili's Grill and Bar
6671 Woodlands Parkway
Lot 0505 Block 0592 Section 60 Village of Indian Springs
This item was reviewed by the full committee. Staff provided the committee with a PowerPoint presentation. A Chili's representative was present to address the committee. It was moved by Kim Hess and seconded by Ken Anderson to approve the exterior remodel to the Chili's Grill & Bar and signs. All improvements must meet code and pass inspection.
12. Variance request for a proposed room addition that will exceed the maximum living area allowed per the Development Criteria for Section 82 of Sterling Ridge.
Palaez Diaz Rodrigo
18 Player Manor Circle

Lot 21 Block 1, Section 82 Village of Sterling Ridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Mark Bacon to conditionally approve, not to exceed 5542 square feet, meet code and pass inspections. The motion carried unanimously.

13. Variance request for a proposed wood garage door that may not be in keeping with the character of neighborhood.

James West

19 Lagato Place

Lot 31 Block 1, Section 44 Village of Sterling Ridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Mark Bacon to approve as submitted. The motion carried unanimously.

14. Variance request for proposed walkway that is not at least one foot from the property line and exceeds the maximum width allowed.

Willie F. Zapalac

18 Rillwood Place

Lot 28 Block 2, Section 50 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by 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. Additionally, The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract, and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). The motion carried unanimously.

15. Variance request for an existing shed that does not respect the rear ten foot easement.

Jamey and Heather Bryant

30 Prairie Oak Drive

Lot 8 Block 1, Section 15 Village of College Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by 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. The motion carried unanimously.

16. Variance request for an existing patio that does not respect the rear ten foot easements.

David Harlan

18 Timberlea Place

Lot 30 Block 2, Section 63 Village of Alden Bridge

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

17. Variance request for an existing attic conversion that exceeds the maximum living area allowed per the Development Criteria for Section 76 of Alden Bridge.

Julia Vasquez

15 Valley Mead Place
Lot 28 Block 1, Section 75 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Mark Bacon to conditionally approve as submitted, pass inspection, standard conditions, meet code. The motion carried unanimously.

18. Variance request for an existing putting green that does not respect the side easement.

Scott and Jo Lynn Hofferkamp
23 Mosaic Point Place

Lot 18 Block 1, Section 6 Village of Creekside Park

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

19. Variance request for tree removal.

John Van Leeuwen
18 Peony Springs Court

Lot 22 Block 3, Section 21 Village of Indian Springs (TWA)

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Mark Bacon to approve as submitted - plant and maintain 12 30 gallon native trees. The motion carried unanimously.

20. Variance request for existing pavers adjacent to a sports court that do not respect the rear easement.

Tim and Kara Teuscher
46 Heritage Hill Circle

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

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson 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. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Kevin C. Herndon
98 Zephyr Bend Place

Lot 24 Block 1, Section 4 Village of College Park

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

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

Daniel Hauser
75 North Emory Bend Place

Lot 10, Block 1, Section 7 Village of College Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by 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 submitting a complete application and required documents for construction that includes any added living area on the 2nd floor) will result in a lawsuit filed & court hearing scheduled.

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

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

Nora Walters

7 Capshaw Court

Lot 26 Block 2, Section 1 Village of College Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by 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 the debris in the front yard and applying for or removing the trash 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.

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

Ozz H Chukumerije

45 South Piney Plains Circle

Lot 16, Block 1, Section 7 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by 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 (failure to maintain yard –mowed, edged, weeded, mulched on a regular basis, and remove dead vegetation, failure to maintain swimming pool on a regular basis) 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.

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

Juan Mascarenas

174 Queenscliff Court

Lot 2 Block 1, Section 13 Village of Sterling Ridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by 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 if not cured by December 15; what is required to cure the violations and establishing a reasonable time frame for resolution.

The letter will include notice that failure to correct these violations (by removing the dead tree from the back yard of the property) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Jose Gabriel Padro
219 Greylake Place

Lot 17 Block 1, Section 98 Village of Sterling Ridge

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

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

Brian Larkin
38 East Misty Dawn Drive

Lot 54 Block 2, Section 5 Village of College Park

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

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

Reginald Moore II
7 South Misty Canyon Place

Lot 9 Block 1, Section 4 Village of College Park

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

29. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Donald Warren
3 Rolling Ridge
Lot 26 Block 1, Section 11 Village of College Park
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by 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 applying for or removing the dog run and removal of chickens from the property) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.
30. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Jose Del Sagrado Corazon Rodriquez Penso
26 Quince Tree Place
Lot 89 Block 2, Section 4 Village of College Park
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by 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 (failure to maintain yard –mowed, edged, weeded, mulched on a regular basis) 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.
31. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Julie Ann McDaniel
2 Ginger Springs Place
Lot 17 Block 1, Section 14 Village of College Park
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by 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 (failure to remove the debris on the left side of the garage) 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.
32. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Adam T. Tilghman
180 South Hollylaurel Circle
Lot 1 Block 1, Section 16 Village of Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by 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 out of public view and by mowing, weeding and edging the yard and continually maintaining the yard in good repair) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

US Bank NA TR

30 Patina Pines Place

Lot 7, Block 1, Section 4 Village of Grogan's Forest at College Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by 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 if not cured by December 1, 2014. 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.

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

Cecilia A Padilla

43 Aventura Place

Lot 29 Block 1, Section 28 Village of Creekside Park

This item was withdrawn prior to the meeting.

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

Jose A Fuentes Jr.

75 East Whistlers Bend Circle

Lot 17 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 Ken Anderson 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 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.

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

Rodney E. Lenfant

3 Ambrosia Place

Lot 23 Block 3, Section 13 Village of Indian Springs (TWA)

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson 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 storing trash/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.

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

Bobby F Cleek Jr.

46 South Piney Plains Circle

Lot 12 Block 2, Section 7 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by 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 applying for the fence) 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.

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

Van J Brackin

134 West Greywing Circle

Lot 4 Block 4, Section 6 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by 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 complying with the conditions set forth by the Development Standards Committee of approval for detached storage shed; move shed far enough away from house to plant and maintain evergreen screening at least 7' tall at time of planting or remove from the easement) 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 to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Waseem Jilani

38 South Chandler Creek Circle

Lot 10, Block 4, Section 13 Village of Indian Springs (TWA)

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson 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 the flag from the tree in the front yard and storing trash cans 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.

40. Variance request for a proposed pergola that may have negative neighbor impact.

Eric Boeke

6 Rhapsody Bend Drive

Lot 30 Block 1, Section 27 Village of Sterling Ridge

This item was reviewed by the full committee. Staff provided the committee with a PowerPoint presentation. The contractor was present to address the committee. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to conditionally approve as follows: plant and maintain evergreen tall trees or shrubs at least 10 feet tall at time of planting to screens to the right property line, staff to determine if sufficient screening upon completion – additional screening may be required. Meet code and standard conditions. The motion carried unanimously.

41. Variance request for a proposed pool that exceeds the maximum allowed hard surface area and the water surface area.

Bhavesh Bhakta

6 Glentrace Circle

Lot 25 Block 1, Section 56 Village of Alden Bridge

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. Owner stated they will add more shrubs and trees along house and sides. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to conditionally approve as follows: decrease HSA at least by 3% - by 350sq ft. Meet code and standard conditions. Resubmit revised plans showing reduction. Staff to review and approve the revised plans. The motion carried unanimously.

42. Variance request for a proposed pool that does not respect the rear 20 foot setback.

Santiago and Luisa Munevar

11 Great Owl Court

Lot 26 Block 1, Section 31 Village of Creekside Park

This item was reviewed by the full committee. Staff provided the committee with a PowerPoint presentation. The contractor was present to address the committee. He stated that there was no other space for the improvement. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to disapprove. The motion carried unanimously.

43. Variance request for an existing paving that does not respect the side five foot and rear ten foot easements.

Green Set LLC Series O

35 Witherbee Place

Lot 21, Block 1, Section 5 Village of Creekside Park West

This item was tabled at the request of the owner.

44. Variance request for an existing shed that does not respect the rear ten foot and side five foot easements.

Don Phillips

60 North York Gate Court

Lot 9 Block 2, Section 19 Village of Alden Bridge

This item was tabled at the request of the owner.

45. Variance request for an existing shed that does not respect the rear ten foot and side five foot easements.

Adam Kuhl

56 North York Gate Court

Lot 8 Block 2 Section 19 Village of Alden Bridge

This item was reviewed by the full committee. Staff provided the committee with a PowerPoint presentation. The owner and an affected neighbor were present to address the committee. The owner stated that there was no other space to put it and the neighbor was concerned about proximity to rear fence and his view. It was moved by Danie van Loggerenberg and seconded by Mark Bacon to conditionally approved – move out of easement. The motion carried unanimously.

46. Variance request for an existing play structure that does not respect the rear ten foot easement.

Adam Kuhl

56 North York Gate Court

Lot 8 Block 2, Section 19 Village of Alden Bridge

This item was reviewed by the full committee. Staff provided the committee with a PowerPoint presentation. The owner was present to address the committee. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the play structure 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 play structure 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.

VI. Public Comments

There were no public comments.

VII. Member Comments

There were no member comments.

VIII. Staff Reports

Staff asked about member availability for the December 17th meeting. Kim, Ken and Mark will be available. Danie will not be able to attend.

IX. Adjourn

There being no further business to discuss it was moved by Ken Anderson and seconded by Danie van Loggerenberg to adjourn at 7:05 p.m. The motion carried unanimously.