

## **Development Standards Committee Minutes**

**February 18, 2015 at 5:30 PM**

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

Members Present: Deborah Sargeant, Danie van Loggerenberg and Ken Anderson and Kim Hess, Robert Heineman and Walter Lisiewski

Member absent: Chris Florack

Staff Present: Hennie van Rensburg, Kim McKenna, Neslihan Tesno, Sharlene Novak and Danielle Allen

Attorney: Bret Strong of the Strong Law Firm.

### **I. Welcome/Call Meeting to Order**

The meeting was called to order by Chair Deborah Sargent at 5:31 pm.

### **II. Consideration and action of applications from Crown Castle NG Central LLC, to replace existing street light poles with new light poles that will contain a small cell network.**

This item was heard by the full committee. Staff sent out approximately 1300 letters to affected neighbors – received 11 responses – 5 in favor and 6 in opposition. The representatives of Crown Castle introduced themselves (Bebb Francis, III, Carmen Rajmani, Javier Galindo, Manny Dreer) and gave a presentation concerning their proposed plans for installing a small cell network in the Township. This network is intended to provide improved cell phone service in areas where calls are “dropped” due to lack of coverage. The proposal is to replace existing light poles with new light poles that incorporate an antenna, a fiber vault in the ground and an equipment cabinet. A number of affected neighbors attended and spoke to their concerns. It was moved by Deborah Sargeant and seconded by Kim Hess to table the item until The Woodlands Township Board reviewed to proposal. The motion carried unanimously.

### **III. Consideration and Action of the minutes of the Development Standards Committee (DSC) Meeting on January 21, 2015.**

It was moved by Kim Hess and seconded by Ken Anderson to approve the minutes of the January 21, 2015 meeting. The motion carried unanimously.

### **IV. Consideration and Action of the Applications and Violations in Section VI 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 1-4, 6-7, 10-25 and VII and VIII. Item 4, 6 and 10 were tabled. Item #5 was removed from the Summary list to be reviewed. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve the summery list with item #5 removed for review. The motion carried unanimously.

### **V. Request from the affected neighbor, Katherine M. Wade of 80 West Sandalbranch Circle, to consider and act upon a possible covenant violation related to lights at the Scott and Kathy Kamlet residence at 18 Stockbridge Landing Drive in the Village of Alden Bridge.**

This item was reviewed by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner Katherine Wade was present to address the committee. She stated that the light was not the original fixture installed with the house. The new fixture shines in to her bedroom. It was moved by Deborah Sargeant and seconded by Kim Hess to table the item until the DSC could visit the site at night to determine the light impact. The motion carried unanimously.

### **VI. Review and Disposition of applications and violations.**

1. Consideration and action for final approval of the plans for the addition  
Houston Advanced Research Center Headquarters  
8801 Gosling Road  
Lot 0216, Block 0051, Section 0999 Village of Research Forest  
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve as presented with the following conditions: the entry drive lanes off Gosling be widened to 12' (24' total) adjacent to the road for a distance and neck down to 10' (20' total) from that point to the parking lot area if required; underground irrigation may be required in the future if the plantings are not properly maintained. Approval by this committee does not constitute approval by any additional entity, such as the county. It is the owner's responsibility to obtain approval by the additional entities. Installation must be in accordance with the Commercial Planning and Design Standards. Signage must be submitted for review and action. No signage approved at this time. The motion carried unanimously.
  
2. Consideration and action to replace the building sign and monument sign panel.  
Walking Tots  
3091 College Park Drive  
Lot 9051, Block 0555, Section 0000 Village of College Park  
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve as presented. Installation of signs must be in accordance with The Commercial Planning and Design Standards. The motion carried unanimously.
  
3. Consideration and action for final approval of proposed building signs.  
Escalante's  
1900 Hughes Landing Boulevard  
Lot 6501, Block 0547, Section 0999 Village of Town Center  
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve as presented. Installation of signs must be in accordance with The Commercial Planning and Design Standards. The motion carried unanimously.
  
4. Consideration and action for final approval of proposed building signs.  
Cyclone Anaya's  
20 Waterway Avenue  
Lot 2650, Block 0599, Section 0999 Village of Town Center  
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to table the item. The motion carried unanimously.
  
5. Consideration and action to allow conceptual approval of the master site plan and phasing plan proposed.  
St. Anthony of Padua Catholic Church  
7801 Bay Branch Drive  
Lot 0001, Block 0000, Section 0039 Village of Cochran's Crossing  
This item was reviewed by the full committee. Staff provided the committee with a PowerPoint presentation, noting the overall project and each phase of construction. Home owners from the adjacent neighborhood of Laurelhurst and representatives for the church were present to address the committee. Concerns regarding lights, impact and vegetation were discussed. It was noted the 15 foot forest preserve would not be disturbed for the construction and would remain. It was then moved by Kim Hess and seconded by Ken Anderson to approve the conceptual master plan on the condition the tree line between the property and the adjacent tracks of land is maintained, parking is designed so that the lights do not cause an impact to residential properties, reforestation to thicken the forest preserve will be required and the play field will not include any field lights. Submission of the preliminary and final applications must be submitted and acted upon prior to construction. The motion carried unanimously.

6. Consideration and action for the final approval of the exterior improvements, including a new valet drop-off area and canopies, remodeling of the outdoor dining area and landscaping.  
Crisp  
2520 Research Forest Drive  
Lot 8003, Block 0547, Section 0999 Village of Research Forest  
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to table the item. The motion carried unanimously.
7. Consideration and action for final approval of proposed building signs.  
Crisp  
2520 Research Forest Drive  
Lot 8003, Block 0547, Section 0999 Village of Research Forest  
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve as presented. Installation of sign must be in accordance with The Commercial Planning and Design Standards. This does not constitute approval for additional signs at this time; plans for other signs must be submitted for final DSC approval. Additionally, all unapproved graphics must be removed from the windows. The motion carried unanimously.
8. Consideration and action for the proposed color change.  
Copperwood Apartments  
4407 S. Panther Creek Drive  
Lot 0320, Block 0045, Section 0007 Village of Panther Creek  
This item was reviewed by the full committee. Staff provided the committee with a PowerPoint presentation noting the original color of the complex as well as previously approved colors and the proposed sample painting on the building. It was moved by Deborah Sargeant and seconded by Kim Hess to deny the variance as presented and require the owner correct the modified monument sign to the originally approved color or the color of the complex once reviewed and acted on. The monument sign can remain the unapproved color until a new color change is acted on and approved. The motion carried unanimously.
9. Consideration and action for an appeal from the neighbor at 1 Dunloggin Lane regarding the proposed location of the approved fence at 5 Dunloggin Lane.  
Diana Cremar Afshari  
1 Dunloggin Lane  
Lot 15, Block 01, Section 11 Village of Grogan's Mill  
Juan and Graciela Mayorga  
5 Dunloggin Lane  
Lot 14, Block 01, Section 11 Village of Grogan's Mill  
This item was reviewed by the full committee. Staff provided the committee with a PowerPoint presentation noting the location and design of the fence. The owners and affected neighbors were present to address the committee. The adjacent property owners discussed impact, visibility and drainage. The committee discussed the Standards and Covenants and noted the improvements and their locations were all in compliance and did not require a variance. The committee discussed their opportunity to visit the property and see the placement and impact. Additionally noting the wrought iron fence would allow for flow of water through the properties. Therefore, it was then moved by Deborah Sargeant and seconded by Kim Hess to affirm the staff's original action as presented and approve the fence as presented, on the conditions it meets code and passes final inspection. The motion carried unanimously.
10. Consideration and action for approval of proposed building signs.  
Sapporo Japanese Bistro Sushi & Bar  
Colonnade of The Woodlands  
30420 FM 2978 Suite 300  
Lot 110 Block 458 Section 46 Village of Sterling Ridge

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

11. Consideration and action for approval of proposed building signs.

Dark Side of the Spoon Rock Cafe  
Colonnade of The Woodlands  
30420 FM 2978 Suite 430

Lot 110 Block 458 Section 46 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve on the condition the owner must modify the sign to 70% of store frontage and comply with the Commercial Planning and Design Standards and shopping center criteria. The motion carried unanimously.

12. Variance request for a proposed patio cover with summer kitchen does not respect 30 foot rear setback.

Forrest Pace

47 East Double Green Circle

Lot 4, Block 2, Section 77 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to conditionally approve, plant and maintain evergreen trees or shrubs to rear and left side of structure (opposite side from pool) to screen to neighbors, must be at least 7' tall at time of planting. Meet code and comply with standard conditions. 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 evergreen vegetation. Pool and decking may not encroach into any easement. Meet code and pass inspections. Additionally, The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract, and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). VERIFY ALL CENTERPOINT ENERGY EASEMENTS AS THEY MAY DIFFER FROM THE COVENANT EASEMENTS. The motion carried unanimously.

13. Variance request for a proposed shed that does not respect the side or rear easements.

Carole Millichap

34 Beacons Light Place

Lot 25 Block 1, Section 19 Village of Creekside Park West

This item was reviewed under the summary list as presented by staff. 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 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 shed must be moved 5' to the right to allow for screening. Plant and maintain evergreen plantings of trees or shrubs at least 7' tall at time of planting to the front (street side) and the left of the shed. The motion carried unanimously.

14. Variance request for a proposed garage conversion that does not respect the 20 foot building line

Allen and Roberta Kintigh

22 Witherbee Place

Lot 10 Block 1, Section 5 Village of Creekside Park West

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to conditionally approve, based upon the execution of a memorandum of agreement, requiring the owner to return the bedroom area to garage storage space when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident. The memorandum will be recorded with the court house and binding on the land. The bathroom can remain. Meet code and pass inspections. The motion carried unanimously.

15. Variance request for a proposed fence that will not respect the ten foot side building line.

Luther W. Kea  
22 Lantana Trail  
Lot 9 Block 1 Section 4 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve as submitted – maximum encroachment 3'. The motion carried unanimously.

16. Variance request for a proposed patio cover with fire place that does not respect the 15 foot rear setback.

Jason and Erin Sanchez  
18 Quiet Yearling Place  
Lot 8 Block 1, Section 1 Village of Creekside Park West

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to conditionally approve – plant and maintain two additional evergreen trees at least 7' at time of planting to rear to aid in screening, maintain existing vegetation along fence to screen, pass inspection and comply with standard conditions. The motion carried unanimously.

17. Variance request for a proposed patio cover with summer kitchen that does not respect the 25 foot rear setback.

Gary Charles  
71 South Chantsong Circle  
Lot 5, Block 2, Section 5 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to conditionally approve, plant and maintain evergreen trees or shrubs to rear of the patio cover as screening – must be at least 7' tall at time of planting. Meet code and comply with standards conditions. The motion carried unanimously.

18. Variance request for a proposed driveway that exceeds the maximum width allowed.

Raul Diaz  
26 Moatwood Court  
Lot 7 Block 3, Section 80 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve as submitted – maintain existing vegetation to screen. The motion carried unanimously.

19. Variance request for an existing patio cover with summer kitchen does not respect the 25 foot rear setback.

Joseph La Canforna  
43 Amulet Oaks Place  
Lot 47, Block 1, Section 8 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to conditionally approve, Plant and maintain sufficient evergreen trees or shrubs to screen to left side along fence line behind structure and toward front about 20 feet (see survey for location of plantings). Vegetation must be at least 7 feet tall at time of planting. Staff to review upon completion to determine sufficient screening. Meet code and standard conditions. Pass inspections and comply with standard conditions. 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.

20. Variance request for an existing fence structure with an unacceptable fencing material.

Timothy Serrano

18 Lake Reverie Place

Lot 5 Block 1, Section 17 Village of Creekside Park West

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve as submitted – maintain existing vegetation to screen. The motion carried unanimously.

21. Variance request for an existing attic conversion over 200 square feet were not sealed as required by the Standards.

Daniel and Carol Hauser

75 North Emory Bend Place

Lot 10 Block 1, Section 7 Village of College Park (Grogan's Forest)

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to conditionally approve, allow civil engineer sealed plans for this addition. Pass inspection and standard conditions. The motion carried unanimously.

22. Request for approval of a renewal of a Home Business.

Stuart Gibbs

58 East Stockbridge Landing Circle

Lot 28 Block 1, Section 17 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to conditionally approve for a period of 2 years – then must renew permit. Comply with Home Business Standards 3.1. Clients to park in driveway and no overlapping appointments. The motion carried unanimously.

23. Request for approval of a renewal of a Home Business.

James Jia Xu

51 Prosewood Drive

Lot 15 Block 1, Section 1 Village of College Park (Grogan's Forest)

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to conditionally approve for a period of 2 years – then must renew permit. Comply with Home Business Standards 3.1. Clients to park in driveway and no overlapping appointments. 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.

Steve and Angie Starcke

83 South Player Manor Circle

Lot 5, Block 2, Section 82 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg 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 planting vegetation to screen the pool equipment from view of the street or adjacent properties)** 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.  
Nasim Ahmad  
7 Skipwith Place  
Lot 10, Block 1, Section 15 Village of Sterling Ridge  
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg 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.
26. Variance request for a proposed patio cover with summer kitchen and fireplace does not respect the rear 20 foot building setback  
Nathan and Brandi Giessinger  
30 South Sage Sparrow Circle  
Lot 6, Block 4, Section 11 Village of Creekside Park  
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. The homeowner indicated that the lot was unique with a wide lot but narrow depth of rear yard – he is willing to replace trees. The committee discussed the overall size, impact and character of the structure. It was moved by Deborah Sargeant and seconded by Danie van Loggerenberg to deny as presented – resubmit to DSC with revised plans that address DSC concerns. The motion carried unanimously.
27. Variance request for a proposed cabana with summer kitchen that does not respect the rear 20 foot building setback.  
Alejandro Zermeno  
63 South Victoriana Circle  
Lot 16 Block 1, Section 7 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. The committee discussed the overall size, impact and character of the structure. It was moved by Deborah Sargeant and seconded by Danie van Loggerenberg to deny as presented – resubmit to DSC with revised plans that with a smaller structure. The motion carried unanimously.
28. Variance request for a proposed patio cover with summer kitchen that does not respect the rear 20 foot building setback.  
Steven W Passmore  
34 North Bluff Creek Circle  
Lot 17 Block 2, Section 73 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. It was moved by Ken Anderson and seconded by Kim Hess to conditionally approve, reduce depth by 2' from rear (17' to 15'). Maintain existing vegetation to screen, meet code and pass inspections. Comply with standard conditions. The motion carried unanimously.

29. Variance request for a proposed sports court that does not respect the rear and side building setbacks and easements.  
Garry Lynn Carr Jr.  
42 Pagehurst Court  
Lot 27, Block 1, Section 22, Village of Indian Springs (TWA)  
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 Deborah Sargeant and seconded by Kim Hess to conditionally approve, reduce size to out of all easements, submit revised plans - staff to approve location, use sound reduction material on the surface, no lights and plant and maintain evergreen trees or shrubs at least 7' tall at time of planting along the fence lines to screen to neighbors. The motion carried unanimously.
30. Variance request for a proposed sports court that does not respect the rear and side building setbacks.  
Katherine Sanscrainte  
127 South Spinning Wheel Circle  
Lot 3 Block 2, Section 56 Village of Sterling Ridge  
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 Deborah Sargeant and seconded by Danie van Loggerenberg to conditionally approve, reduce size to out of all easements and setbacks, submit revised plans - staff to approve location, use sound reduction material on the surface – staff to approve color, no lights and plant and maintain evergreen trees or shrubs at least 7' tall at time of planting along the fence lines to screen to neighbors. The motion carried unanimously.
31. Variance request for a proposed pool that exceeds the maximum allowed water surface area.  
Chad Ryan  
50 West Loftwood Circle  
Lot 22 Block 3, Section 77 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 Ken Anderson and seconded by Kim Hess to conditionally approve, reduce water surface area to 7%. Plant and maintain 4 native 30 gallon trees, meet code, pass inspections, comply with standard conditions, 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.
32. Appeal of the Residential Design Committee decision requiring tree replacement for pool permit.  
Andrew Williams  
14 Milepost Court  
Lot 34 Block 1, Section 73 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. He stated that he fully intended on planting however his easements have three different lines and it limits his ability to plant. Owner's compliance deposit to be donated to the Gifts to our Community Program. The motion carried unanimously.
33. Variance request to allow the existing play structure to exceed the maximum allowable height by six inches.  
Jed Chute  
14 Leaf Trace Court  
Lot 28, Block 1, Section 3 Village of Indian Springs WCA  
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 approve as submitted. The motion carried unanimously.



34. Variance request for an existing fence and a proposed new section of fence that does not respect the side building line and a small portion of the existing fence is not located on the homeowner's property.  
 John Evans  
 118 West Montfair Boulevard  
 Lot 6 Block 2, Section 74 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 Robert Heineman and seconded by Ken Anderson to conditionally approve, must move fence 5' in from building line, (5' encroachment allowed). Must plant and maintain a planting bed (minimum 3' wide) with forest mix of plants, shrubs and trees alongside fence line on street side. The motion carried unanimously.
35. Variance request for an existing tree house exceeds the maximum height of seven feet for any elevated platform, contains more than 72 square feet of elevated floored area and encroaches upon the ten rear yard easement of the lot.  
 Kirk Stinson  
 18 Serenity Woods Place  
 Lot 15 Block 3, Section 13 Village of Alden Bridge  
 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 deny as presented – comply with standards. The motion carried unanimously.
36. Variance request for an existing conversion of attic space to living area that exceeds 200 square feet without sealed plans.  
 Christin Moore  
 30 South Altwood Circle  
 Lot 8 Block 2, Section 23 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 Ken Anderson and seconded by Walter Lisiewski to conditionally approve, pass inspections, comply with standard conditions. The motion carried unanimously.

**VII.** Consideration and action to allow the Residential Design Review Committee's to approve Trash and Recycle Cart screens that comply with the Trash and recycle Cart Screen Standards and are made of masonry materials that match the home

This item was reviewed under the summary list as presented by staff. This modification will allow for trash cart enclosures to match the dwelling as follows (Section in italics are the modified section):

**3.2 D. Screened Structures for Trash and Recycle Carts:**

**Design**

1. Trash and Recycle Cart Screens must be designed to completely screen the containers from view or as a complete enclosure with an access gate. It also may include a solid paved or pervious surface for a foundation.
2. Trash and recycle cart screens must incorporate colors and materials compatible to the dwelling or existing fence.
3. Trash and Recycle Cart Screens located on any lot adjacent to a golf courses or lakes must be designed so that the carts are not visible to the lake or golf course.
4. Acceptable designs for a screened structure include:
  - Solid fences capped or uncapped, "I", "G", "J", "L", "H" (as described on page 36 of the Residential Development Standards).
  - *Brick, Stucco or other masonry materials designed to match or be compatible with the home*
  - Framed Lattice with integrated evergreen vegetation planted and maintained for the purposes of screening and softening the view of the lattice structure from the street and adjacent properties.

- *Manufactured screens made with other materials, may be considered provided they are in comply with the requirements of these Standards.*
5. If the home has existing perimeter fencing that is not transparent and the intent is to construct a trash and recycle cart screen of the approved fence designs (See section 4 above) selected, the screen must match the existing fence design on the home.
  6. Trash and recycle carts that will be screened by vegetation alone require natural evergreen vegetation that will substantially screen the carts. The vegetation must be maintained to provide complete screening of the trash and recycle carts.
  7. Alternate materials such as simulated wood products will be considered provided that they are applied for and comply with the requirements of these Standards.

It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve the modifications to the Design of the Trash and Recycle Cart Screen Standard as presented and promulgate the rule, as defined in Covenants Article IX, to authorize the Residential Design Review Committee's the authority to approve Trash and Recycle Cart Screens that are consistent with the modified language. The motion carried unanimously.

**VIII.** Consideration and Action to amend the Neighborhood Criteria for Harper's Landing in College Park Section 11 Block 1 Lots 1-18, Block 3 Lots 1-66 and Block 3 Lot 111 Block 1 Lots 19-44, Block 2 Lots 1-37, and Block 3 Lots 67-110.

This item was reviewed under the summary list as presented by staff. It is an amendment to the criteria to allow for the addition of rot board to 6' fences as allowed by the Standards. Currently there are these height and design fences in the area. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approved the amended Neighborhood Criteria for Harper's Landing in College Park Section 11

Block 1 Lots 1-18, Block 3 Lots 1-66 and Block 3 Lot 111.

Block 1 Lots 19-44, Block 2 Lots 1-37, and Block 3 Lots 67-110. The motion carried unanimously.

**IX.** Public Comments

There were no public comments.

**X.** Member Comments

Deborah Sargeant reminded the committee about the Joint DSC/RDRC meeting on February 25 at 5:30 pm.

**XI.** Staff Reports

There were no staff reports.

**XII.** Adjourn

There being no further business it was moved by Walter Lisiewski and seconded By Ken Anderson to adjourn the meeting at 9:02 pm. The motion carried unanimously.