

Development Standards Committee Minutes

April 15, 2015 at 5:30 PM

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

Members Present: Deborah Sargeant, Chris Florack, Kim Hess, and Walter Lisiewski

Member absent: Danie van Loggerenberg, Ken Anderson and Robert Heineman

Attorney: Adam Looney of The Strong Firm.

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

I. Welcome/Call Meeting to Order

The meeting was called to order by Chair Deborah Sargeant at 5:30 pm.

II. Consideration and Action of the minutes of the Development Standards Committee (DSC) Meeting on March 18, 2015.

It was moved by Chris Florack and seconded by Walter Lisiewski to approve the minutes of the March 18, 2015 meeting. The motion carried unanimously.

III. 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 Sargeant presented the Summary List as presented by Staff. The list consisted of Items 3, 5-19, 21 & 22. It was moved by Chris Florack and seconded by Kim Hess to approve the summary list. The motion carried unanimously.

IV. Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071, Texas Government Code.

Chair Deborah Sargeant recessed the committee to Executive Session at 5:35 pm.

V. Reconvene in Public Session

The committee was reconvened in Public Session at 5:57 pm.

VI. Review and Disposition of applications and violations.

1. Consideration and action for variance request and approval for existing pole mounted Signs (Commercial Identification Displays) located in the parking lot at Windvale Shopping Center in the Village of Alden Bridge.

Brixmor Property Group – Owner

Point of Sale Outdoor Media - Leaseholder

Windvale Shopping Center

9420 College Park Drive

Section 46 Block 490 Lot 500

This item was heard by the full committee. The staff provided the committee with a PowerPoint presentation. Chris Rothfelder, attorney for Point of Sale Media and Raymond Rodriguez the president of Point of Sale Media were present to address the committee about the signs

installed at Windvale Shopping Center. They stated that the signs were not visible from the street, low impact and do not distract drivers. The committee pointed out that the Standards specifically state that a permit application was needed and that these type signs were not allowed. It was moved by Deborah Sargeant and seconded by Chris Florack to table the item for no more than 60 days for the committee to research. The motion carried unanimously.

2. Variance request for conceptual plans of a proposed Garage Addition which would be located beyond the sixty-five foot front Building Setback.

Gordon Massie

6 South Regent Oak

Lot 02, Block 02, Section 46 Village of Cochran's Crossing

This item was heard by the full committee. The staff provided the committee with a PowerPoint presentation and noted the responses received from adjacent property owners regarding the design, proximity and visibility of the structure to the street and adjacent properties. The Committee inquired about the vegetation at the front of the property. The owner was present to address the committee and confirmed the existing vegetation the committee was noting, would remain. The committee noted the design to be consistent with the home and would allow the structure to integrate with the home. It was moved by Deborah Sargeant and seconded by Walter Lisiewski to approve the concept for the garage addition as presented and noted a requirement for vegetation to soften and screen the view to adjacent properties. All final plans must be submitted for review and action by The Development Standards Committee. The motion carried unanimously.

3. Consideration and Action to proceed with legal action for outstanding violations on the home.

Matthew Small

24 Fairmeade Bend Drive

Lot 05, Block 01, 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 Kim Hess to approve the pursuit of legal action; and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

4. Consideration and action to replace and add an additional monument sign.

Marcel Crossing II Shopping Center

8000 McBeth Way

Section 46, Block 499 Lot 850 Village of Sterling Ridge

This item was heard by the full committee. The staff provided the committee with a PowerPoint presentation. There were no owners or representatives present. It was moved by Deborah Sargeant and seconded by Kim Hess to conditionally approve, redesign and resubmit as per The Woodlands Commercial Design Standards, ground lit, 4 tenant panels and one main with shopping center name. The motion carried unanimously.

5. Variance request for a proposed fence that is not an approvable style.

Andrius Minkevicius

2 Tillamook Court

Lot 12 Block 1, Section 5 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Kim Hess to approve as submitted. The motion carried unanimously.

6. Variance request for a proposed trash cart enclosure that is not set back 3' from the front façade of the dwelling.

Oscar Porras

30 North Chantsong Circle

Lot 34 Block 1, Section 5 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Kim Hess to approve as submitted. The motion carried unanimously.

7. Variance request for a proposed patio that will exceed the maximum percent coverage of hard surface area allowed.

Matthew J Malouf

50 South Silver Crescent Circle

Lot 26 Block 3, Section 1 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Kim Hess to approve as submitted. The motion carried unanimously.

8. Variance request for a proposed pool that exceeds the maximum water surface allowed.

Shaun & Amy Wilkinson

111 South Vershire Circle

Lot 44 Block 1, Section 91 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Kim Hess to conditionally approve, reduce water surface area by 1% (68square feet). Submit revised plans and survey. Plant and maintain one native 30 gallon tree, Standard conditions must meet code and pass all inspections. Maintain sufficient evergreen vegetation to screen pool equipment from the view of STREET AND NEIGHBORING PROPERTIES. 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.

9. Variance request for a proposed patio cover that does not respect the 30 foot rear setback.

Mark and Stacy Stachowiak

50 North Knightsgate Circle

Lot 6, Block 2, Section 18 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Kim Hess to conditionally approve, meet code and standard conditions. Maintain existing vegetation to screen improvement. Staff to review upon completion to determine if sufficient screening – additional may be required. The motion carried unanimously.

10. Consideration and action to appeal the conditions of approval regarding a summer kitchen and fire pit.

Adam & Nicole Bozick

10 Golden Orchard Place

Lot 21 Block 1, Section 95 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Kim Hess to approve the appeal and not require the additional planting. The motion carried unanimously.

11. Variance request for an existing trellis that does not respect the side five foot easement and exceeds the maximum allowed height.

David Tong

98 North Misty Dawn Drive

Lot 39 Block 2, Section 5 Village of College Park (Harpers Landing)

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Kim Hess 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.

12. Variance request for an existing play structure that exceeds the maximum allowed square footage for elevated floor area.

Alfred Lastovica

67 Shallowford Place

Lot 9 Block 1, Section 11 Village of Creekside Park West

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Kim Hess to conditionally approve – plant and maintain evergreen trees and shrubs at least 7' tall at time of planting to screen to adjacent properties. Meet code and pass inspection. The motion carried unanimously.

13. Variance request for an existing fence that does not meet the Development Criteria Section 55 of Alden Bridge.

Mark Andrew Davies and Susanne H.

2 Courtland Green Street

Lot 1 Block 3 Section 55 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Kim Hess to conditionally approve – Plant and maintain evergreen trees and shrubs along the outside of the wood fence from front to alley way. The motion carried unanimously.

14. Variance request for an existing fence that does not meet the Development Criteria Section 55 of Alden Bridge.

Susanne Maher

6 Courtland Green Street

Lot 2 Block 3 Section 55 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Kim Hess to approve as submitted. The motion carried unanimously.

15. Variance request for a proposed walkway that exceeds width allowed and a landscape border that does not respect the front building line.

Brent & Kolette Miller

2 Wooded Path Place

Lot 18, Block 1, Section 43 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Kim Hess to approve as submitted. The motion carried unanimously.

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

Susan Pitchford

23 Rolling Ridge Court

Lot 31 Block 1, Section 11 Village of College Park

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Kim Hess 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 that includes the mulch / soil bags and the broken planting barrel) 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.

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

Jeffery Evans

74 East Whistlers Bend Circle

Lot 22 Block 01 Section 81 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Kim Hess 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 debris, 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.

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

Eleen Macian Rivero

54 Sawbridge Circle

Lot 14 Block 1, Section 29 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Kim Hess 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.

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

Steven Piotter

175 North Taylor Point Drive

Lot 02 Block 03 Section 13 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Kim Hess 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 home business, by not keeping more than 2 animals outside, by maintaining the home as required by the Standards, confining any pets to the property or controlled by a restraint device and not allow them to run at large) 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.

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

Roy & Autumn Buchler

50 Spincaster Drive

Lot 18 Block 1, Section 30 Village of Creekside Park

This item was heard by the full committee. The staff provided the committee with a PowerPoint presentation. The homeowner was present to address the committee. She stated that she has contacted a contractor to come out to the house and to schedule moving the play structure out of the easement for the following Saturday. It was moved by Chris Florack and seconded by Kim Hess to disapprove pursuit of legal action and that the original conditions of the permit still stand – the Owner must comply within 60 days. 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.

James Kokkinis

11 Florian Court

Lot 65 Block 1, Section 1 Village of College Park

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Kim Hess 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.

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

Justin & Paula M Baca

14 Timberlea Place

Lot 31 Block 2, Section 63 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Kim Hess 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 DSC conditions that required submittal of the sample of one hour fire rated opaque glass block window to staff prior to installation, obtain the approved permit and pass all building inspections) 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. Request for rehearing regarding the Development Standards Committee action for a proposed outdoor living area, which includes patio cover, fireplace and summer kitchen that extends beyond the rear 40 foot setback and a chimney that will not be brick or stone as required by the Neighborhood Criteria for Section 49 of Alden Bridge which was reviewed by the committee and acted on at the meeting of March 18, 2015.

John M. Mizell

38 Freestone Place

Lot 35 Block 1, Section 49 Village of Alden Bridge

This item was heard by the full committee. The staff provided the committee with a PowerPoint presentation. The owners were present to address the committee. They requested a rehearing to discuss the size of the patio cover in relation to others that were approved and a new furniture dimension plan. It was moved by Deborah Sargeant and seconded by Chris Florack to approve the rehearing for the May 6 DSC meeting. The motion carried unanimously.

24. Request for approval of a home business.

Thomas and Michelle Bolsch

15 Quintelle Court

Lot 4 Block 1, Section 64 Village of Sterling Ridge

approve on the condition that the Owners sign a written agreement that:

This item was heard by the full committee. The staff provided the committee with a PowerPoint presentation. The owners were not present to address the committee. It was moved by Chris Florack and seconded by Deborah Sargeant to approve on the condition that the owners sign a written agreement that there is no receiving or storage of firearms at the residence and it is for temporary approval until the storefront is opened. The motion carried unanimously.

25. Variance request for removal of two trees that do not meet the tree removal requirements of the Standards.
Leonard Giovingo, Jr.
79 Silvermont Drive
Lot 2 Block 1, Section 26 Village of Sterling Ridge
This item was heard by the full committee. The staff provided the committee with a PowerPoint presentation. The owner was present to address the committee and he noted that the trees were a hazard to his driveway and showed pictures of the exposed roots. It was moved by Chris Florack and seconded by Deborah Sargent to conditionally approve, replace with 2 30 gallon native trees, at least one must be an oak tree in front yard. Walter Lisiewski and Kim Hess voted in opposition. The motion carried due to residential deference.
26. Variance request for a proposed pool and summer kitchen that exceeds the maximum allowed hard surface area.
Dennis Banks
110 North Concord Valley Circle
Lot 3 Block 2, Section 25 Village of Sterling Ridge
This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The owners were not present to address the committee. It was moved by Kim Hess and seconded by Chris Florack to conditionally approve as follows: submit revised plans and survey showing a reduction of hard surface area – must not exceed 7% of lot size. Standard conditions must meet code and pass all inspections. Plant and maintain 4 - 30 gallon native trees. 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.
27. Variance request a proposed outdoor living area that incorporates a patio cover with a fireplace and summer kitchen does not respect the eight foot side and 30 foot rear building setbacks.
Brad and Christy Mize
170 East Bracebridge Circle
Lot 14 Block 1, Section 21 Village of Indian Springs (TWA)
This item was heard by the full committee. The staff provided the committee with a PowerPoint presentation. The owners and contractor were present to address the committee. The owner noted she went to all her neighbors and informed them of the proposed plan and none were in opposition. It was moved by Deborah Sargeant and seconded by Chris Florack to table the item for the May 6 DSC meeting for research by committee. The committee directed staff to review large size patio covers that were previously approved and compare sizes to the house foot print. The motion carried unanimously.
28. Variance request for a proposed patio cover that does not respect the rear 20 foot setback.
Brent & Kolette Miller
2 Wooded Path Place
Lot 18, Block 1, Section 43 Village of Sterling Ridge
This item was heard by the full committee. The staff provided the committee with a PowerPoint presentation. The contractor was present to address the committee and noted an existing tree limited location of the patio cover. It was moved by Chris Florack and seconded by Walter

Lisiewski to conditionally approve as follows: submit letter of no objection from the neighbor at 19 Green Pastures Circle, plant and maintain evergreen trees and shrubs at least 7' tall at time of planting to rear to screen, staff to review screening upon completion to determine if additional plantings are required, meet code, pass inspections and standard conditions apply. The motion carried unanimously.

29. Variance request for a proposed pool concept that exceeds the maximum hard surface area allowed and the patio cover with summer kitchen concept exceeds the maximum hard surface allowed and does not respect the 20 foot rear and 6 foot side setback.

Luis Barrenechea

22 Hearthwick Road

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

This item was heard by the full committee. The staff provided the committee with a PowerPoint presentation. The owner's son and contractor were present to address the committee. It was moved for by Walter Lisiewski and seconded by Chris Florack to deny as presented - Redesign – recommend move patio cover to between pool and house on right side, less HSA (max of 57% hard surface area) and less encroachment or change to pergola. Move the pool equipment to beside the wood perimeter fence. The motion carried unanimously.

30. Variance request for a proposed room addition that exceeds the maximum allowed living area per the Neighborhood Criteria for College Park (Grogan's Forest) Section 1 Block 1 Lots 1-37.

David & Belynda Smith

22 Rymwick Court

Lot 32 Block 1, Section 1 Village of College Park (Grogan's Forest)

This item was heard by the full committee. The staff provided the committee with a PowerPoint presentation. The owners were present to address the committee. They noted that they had a large family therefore needed a larger house but did not want to move since they also had two sets of elderly parents that lived close. It was moved by Chris Florack and seconded by Deborah Sargeant to conditionally approve the concept as follows: owner to pursue amendment of the ILUD from The Woodlands Development Company, submit final plans, documents and fees, standard conditions, meet code, replace trees, additional screening if not sufficient. The motion carried unanimously.

31. Variance request for a proposed trash can enclosure that does not meet the requirements for design and location.

Ryan M Wilkins

34 East Stedhill Loop

Lot 55 Block 1 Section 99 Village of Alden Bridge

This item was heard by the full committee. The staff provided the committee with a PowerPoint presentation. The owners were not present to address the committee. It was moved by Deborah Sargeant and seconded by Chris Florack to conditionally approve, move to the left side of the dwelling in front of the ac units, plant evergreen vegetation to screen. 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.

Ryan M Wilkins

34 East Stedhill Loop

Lot 55 Block 1 Section 99 Village of Alden Bridge

This item was heard by the full committee. The staff provided the committee with a PowerPoint presentation. The owners were not present to address the committee. It was moved by Deborah Sargeant and seconded by Chris Florack to disapprove legal action. The motion carried unanimously.

33. Variance request for proposed pool and fire pit with pool equipment that does not respect the easement by more than three feet and a fence that does not respect the side building line as required for a corner lot.

Brooks & Sharon Aldrich

51 South Millsap Circle

Lot 9 Block 2, Section 67 Village of Sterling Ridge

This item was heard by the full committee. The staff provided the committee with a PowerPoint presentation. The owners were not present to address the committee. It was moved by Kim Hess and seconded by Chris Florack as follows:

Conditionally approve the fence as submitted – meet code pass inspection, plant and maintain a planting bed at least 3' wide along the street side of the fence with trees, shrubs and plants.

Conditionally approve the swimming pool, the pool equipment location approved as submitted; Plant and maintain 3 (three) native 30 gallon tree, Standard conditions must meet code and pass all inspections. Pool and decking may not encroach into any easement. VERIFY ALL CENTERPOINT ENERGY EASEMENTS AS THEY MAY DIFFER FROM THE COVENANT EASEMENTS.

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.

Approve the fire pit as submitted meet code and pass inspections. The motion carried unanimously.

34. Variance request for an existing dog run and house that are not at least three feet from the perimeter fencing adjacent to a residential lot.

Donald Warren

3 Rolling Ridge Court

Lot 26 Block 1, Section 11 Village of College Park (Harpers Landing)

This item was heard by the full committee. The staff provided the committee with a PowerPoint presentation. The owners were not present to address the committee. It was moved by Deborah Sargeant and seconded by Kim Hess to deny as presented: move dog run and dog house to alternate location that complies with the standards. The motion carried unanimously.

35. Variance request for an existing fence that is not an approvable fence material. The existing sign is located outside the property line. The existing play structure is located in the rear and side yard easements.

Jose Joel Gonzalez Martinez

26 Gull Rock Place

Lot 47 Block 2, Section 5 Village of Creekside Park

This item was heard by the full committee. The staff provided the committee with a PowerPoint presentation. The owner and contractor were present to address the committee. It was moved by Kim Hess and seconded by Chris Florack as follows: Conditionally approve the sign, move sign back into the property per the standards – to edge of planting bed on the side.

Conditionally approve the fence mesh screen –reduce height to 3 (three) foot max, maintain evergreen vegetation on outside of fence as screening.

Conditionally approve the play structure –move out of side easement – No additional encroachment into rear easement. 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.

36. Variance request for an existing patio cover with summer kitchen that was not built as approved and has adverse neighborhood impact.

Thomas and Lisa Wojahn

46 Corbel Point Way

Lot 52 Block 01, Section 16 Village of Creekside Park West

This item was heard by the full committee. The staff provided the committee with a PowerPoint presentation. The owner and contractor were present to address the committee. They stated there was a misunderstanding between the sub-contractor and the pool builder that resulted in the patio cover not being built as permitted. The committee had concerns about the impact, height and that the roof was not architecturally compatible with the dwelling or neighborhood. It was moved by Chris Florack and seconded by Walter Lisiewski to disapprove – return the patio cover to original permit conditions. The motion carried unanimously.

VII. Public Comments

There were no public comments.

VIII. Member Comments

Deborah Sargeant reported that she had met with the Indian Springs and the Alden Bridge Village Associations to inform them of DSC process and procedures. Chris Florack requested a Special Meeting with Executive session to discuss sign issues. The meeting was tentatively set for May 4, 2015 at 5:30.

IX. Staff Reports

Staff reported that a property at 3 Players Trail was behind schedule due to weather and construction delays in response to a query from the members.

X. Adjourn

There being no further business it was moved by Chris Florack and seconded by Kim Hess to adjourn the meeting at 9:06 pm. The motion carried unanimously.