

Development Standards Committee

April 1, 2015 at 5:30 p.m.

The Woodlands Township

2801 Technology Forest Boulevard

The Woodlands, Texas 77381

MINUTES

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

Staff Present: Kimberly McKenna, Hennie van Rensburg, Neslihan Tesno, Kathleen Eaton and Sharon Davis

- I.** Welcome/Call Meeting to Order.
The meeting was called to order by Chair Deborah Sargeant at 5:33 p.m.
- II.** Consideration and action regarding the minutes of the meeting of March 4, 2015.
The minutes were reviewed by the committee. It was moved by Danie van Loggerenberg and seconded by Walter Lisiewski to approve the minutes as presented. The motion carried unanimously.
- III.** Consideration and Action of the Applications and Covenant Violations in Section IV, 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 2, 5, 7, 9-19, 21, 22, 28-35, 38 and 39-44. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve the Summary List as presented by staff recommendation. The motion carried unanimously.
- IV.** Consideration and Action of the Applications and Covenant Violations.

 1. 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 heard by the full committee. Katherine Wade was present to address the Committee. The staff provided the committee with a presentation, noting the location of the lighting fixtures from the home and from adjacent properties. The Committee noted their attendance at the properties to evaluate the lighting. The Chair noted that she felt the lighting was in compliance in the standards. Ken Anderson, Walter Lisiewski and Danie van Loggerenberg all agreed with the Chair. As a result, it was moved by Deborah Sargeant and seconded by Ken Anderson to determine the lighting at 18 Stockbridge Landing was in compliance with the Residential Development Standards and no further review or action is needed. The motion carried unanimously.
 2. Consideration and action to replace the existing monument sign.
Montfair at The Woodlands Apartments
10851 Montfair Boulevard
Lot 400, 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 move to approve on the condition the sign is externally/ground illuminated. Address number is to be in upper corner nearest the street. Sign must be installed in accordance with The Woodlands Commercial Planning and Design Standards. The motion carried unanimously.
 3. Consideration and final action for the exterior remodel and renovations of the property.
Taco Bell
4490 Panther Creek Pines
Lot 0385, Block 0045, Section 0007 Village of Panther Creek
This item was heard by the full committee. The staff provided the committee with a presentation, noting the location of the proposed improvement and examples of store designs noted from the corporate website. Representatives for

the property owner were present to address the Committee. It was then moved by Chris Florack and seconded by Danie van Loggerenberg to approve the exterior remodels proposed on the condition the improvement are built in accordance with the Commercial Planning and Design Standards, meet code and pass final inspection. Additionally, approval by this committee does not constitute approval by the additional entities, such as the County, it is the owner's responsibility to obtain those approvals. The motion carried unanimously.

4. Variance request for a new monument sign and building signs

Taco Bell

4490 Panther Creek Pines

Lot 0385, Block 0045, Section 0007 Village of Panther Creek

This item was heard by the full committee. The staff provided the committee with a presentation, noting the location of the proposed improvement and examples of store designs noted from the corporate website. Representatives for the property owner were present to address the Committee. The committee discussed concerns regarding the need for revised criteria in order to create a uniform Standard for future revisions for signs in the area. It was then moved by Robert Heineman and seconded by Ken Anderson to approve the Building Signs as presented and moved by Deborah Sargeant and seconded by Chris Florack to table the Monument Signs until the committee and staff can discuss additional criteria for the signs in the surrounding area. The Committee suggested the owner considered an externally lit sign, and some type of framing around the sign. The motion carried unanimously.

5. Consideration and action regarding the installations of thirteen low voltage LED bronze landscaping flood lights at the Windward Cove entrance.

Windward Cove

Lot 0001, Block 0000, Section 0043 Village of Panther Creek

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 move to approve the windward cove entrance as presented. All improvement must meet code and comply with the Residential Development Standards.

6. Consideration and action regarding the conceptual proposal for a landscaped open space area for Panther Creek Shopping Center patrons including use of a patio and outdoor seating.

Crust Pizza/Regency Centers

Panther Creek Shopping Center

4775 West Panther Creek

Lot 0283, Block 0045, Section 0040 Village of Panther Creek

This item was heard by the full committee. The staff provided the committee with a presentation, noting the location of the proposed improvement and the impact to adjacent properties. The representative for the property management company was present to address the committee. The Committee discussed possible improvements, the existing vegetation, fencing materials and designs and the location of the forest preserve. It was then moved by Deborah Sargeant and seconded by Danie van Loggerenberg to conditionally approve the proposed improvements on the condition the final plans are submitted for review and final action. Additionally the proposed improvements should respect the 50 foot rear forest preserve and setback. The improvements such as benches and table must be installed of commercial grade materials; the fencing should be modified to Omega or Omni fencing not to exceed four feet in height. The fencing should attach to the rear of the restaurant/building and should include two entries, the connection from the restaurant as well as an independent entrance from the walkway for patrons of the Village Shopping Center. The motion carried unanimously.

7. Consideration and action for the previously approved construction of a temporary parking lot.

RFL No. 4 Limited Partnership

2445 Technology Forest Boulevard

Lot 6302, 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 move to approve the construction of the temporary parking lot as presented. All improvements must comply with the Commercial Planning and Design Standards. Approval by this committee does not constitute approval by the additional entities such as the County. It is the parcel owner's responsibility to obtain those approvals.

8. Consideration and action for the addition of a tenant panels to existing monument sign

RFL No. 4 Limited Partnership

2445 Technology Forest Boulevard
Lot 6302, Block 0547, Section 0999 Village of Research Forest

This item was heard by the full committee. The staff provided the committee with a presentation, noting the location of the proposed improvement and the impact to adjacent properties. The Committee discussed the concern of the taller sign nearer residential properties. A discussion regarding the height of the sign near the surrounding residential parcels was discussed. It was noted the proposed taller sign with multiple tenants displayed was closer to Northshore Park and the Berryline and New Trails Properties. It was then moved by Deborah Sargeant and seconded by Chris Florack to deny the variance as presented. The motion carried unanimously.

9. Consideration and action of final approval for a new building sign for Dr. Jaimie Kocian.

Lake

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 move to approve the new building sign as presented. The motion carried unanimously.

10. Consideration and action for the final approval of the exterior improvements, remodeling of the outdoor dining area and landscaping of Crisp restaurant.

Lake

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 move to withdraw the item from the agenda. The motion carried unanimously.

11. Variance request for a proposed driveway widening that would exceed the maximum width allowed.

Matthew and Jennifer Travis

27 Misty Grove Circle

Lot 07, Block 04, Section 59 Village of Grogan's Mill

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 move to approve on the condition the owner maintain native evergreen vegetation to soften and screen the view to adjacent properties. Additionally, no portion of a recreational vehicle should be visible from the street through the Porte-co-chere. Improvements must not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

12. Variance request for a proposed driveway widening that would exceed the maximum width allowed.

Catherine A Fambrini

19 Skyland Place

Lot 24, Block 06, Section 06 Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff. The owner was present to address the Committee. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to move to approve the proposed driveway as presented on the condition the owner must maintain the existing landscaping at the front of the home to soften and screen the view from the street.

13. Variance request for a proposed tree removal that does not meet the requirements for removal per the Residential Standards.

Shelley Cory

87 Rush Haven Drive

Lot 09, Block 25, Section 01 Village of Indian Springs

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 move to approve on the condition the owner must plant and maintain one native evergreen tree a minimum of fifteen gallons anywhere on the lot, preferably in the front yard. The motion carried unanimously.

14. Variance request for a proposed tree removal that does not meet the requirements for removal per the Residential Standards.

Gary S Hirstein

10 East Wedgemere Court

Lot 08, Block 01, Section 11 Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff. The owner was present to address the Committee. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to move to approve on the condition the owner must plant and maintain one native evergreen tree a minimum of fifteen gallons anywhere on the lot. The motion carried unanimously.

15. Variance request for a proposed detached pergola with summer kitchen that would not comply with the conditions of approval by the Residential Design Review Committee, requiring the owner redesign the proposal so that no trees are removed.

James Bonsall

31 Amber Sky Place

Lot 18, Block 02, Section 18 Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff. The owner was present to address the Committee. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to move to approve as presented on the condition the owner plant and maintain two - 15 gallon native evergreen trees. All improvements must meet code and pass final inspection. Additionally, the improvements must not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

16. Variance request for a proposed swimming pool, spa and pool decking that would not comply with the conditions of approval by the Residential Design Review Committee, requiring the owner redesign the proposal so that no more than eight trees are removed.

James Bonsall

31 Amber Sky Place

Lot 18, Block 02, Section 18 Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff. The owner was present to address the Committee. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to move to approve the proposed pool; spa and decking as presented on the condition the owner plant and maintain three - 15 gallon native evergreen trees. All improvements must meet code and pass final inspection. Additionally, the improvements must not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

17. Variance request for a proposed pool enclosure that would encroach into the rear and side building setbacks.

David M Buckner

35 Palmer Green Place

Lot 12, Block 05, Section 55 Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff. The owner was present to address the Committee. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve the proposed pool enclosure on the condition the owner must maintain the existing vegetation to soften and screen the view. Improvement must meet code and pass final inspection. The motion carried unanimously.

18. Variance request for a proposed trash and recycle cart screen that would be constructed of a material that is not an approved material.

Terry Lee Mathis

5 Water Mark Way

Lot 08, Block 01, Section 44 Village of Cochran's Crossing

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 move to approve the screen as presented on the condition the owner plant and maintain vegetation to soften the view. The motion carried unanimously.

19. Consideration and action for a proposed home business renewal.

Patrick L Mann

7 Box Turtle Lane

Lot 33, Block 01, Section 32 Village of Grogan's Mill

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 move to approve on the condition the business must comply with the Standards and the owner must resubmit for a renewal application in two years. The business in the home may be revoked at any

time by the committee or when it is determined the business is in violation of the Business Use Standards. The motion carried unanimously.

20. Variance request for a home business renewal.

Jamie Kramer

15 Mellow Leaf Court

Lot 22, Block 02, Section 18 Village of Panther Creek

This item was heard by the full committee. The staff provided the committee with a presentation, noting the location of the proposed improvement and the impact to adjacent properties. The owner and a neighboring property owner were present to address the Committee. The owner's noted they would like to work out a resolution between them for an appropriate schedule to allow the home business. The motion carried unanimously.

21. Consideration and action for a conceptual plan review for a front porch, second story room addition, structural window change, and fireplace.

Omar Gonzales Nuncio and Gabriela Topete Vargas

15 Golden Place

Lot 21, Block 22, Section 01 Village of Indian Springs

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 move to withdraw the item from the agenda.

22. Variance request for a proposed detached building that will encroach into the rear easement.

Jeanne Price

22 Silver Canyon Place

Lot 38, Block 06, Section 06 Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff. The owner was present to address the Committee. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to move to approve on the condition the owner must sign and execute a memorandum of agreement requiring the owner to remove the storage shed, when the owner no longer owns the home, sells or transfers title or when the shed is in disrepair. Approval by this committee does not constitute approval by the additional easement holders. It is the owner's responsibility to obtain those approvals and may be subject to removal.

23. Variance request for a proposed patio cover with related fireplace that would be located beyond the twenty five foot rear building setback.

Chris and Carmen Hill

4 Buttonbush Court

Lot 09, Block 01, Section 17 Village of Grogan's Mill

This item was heard by the full committee. The owner was present to address the Committee. The staff provided the committee with a presentation, noting the location of the proposed improvement and the impact to adjacent properties. It was moved by Chris Florack and seconded by Ken Anderson to conditionally approve the proposed improvement on the condition the fireplace is revised to a direct vent without a chimney extending over the roof line and require the drawings are corrected to meet the Standards. The motion carried unanimously.

24. Consideration and action to proceed in amending the initial land use designation for a proposed room addition garage addition and carport requiring a variance

Greg and Christie Webb

41 Doe Run Drive

Lot 20, Block 01, Section 16 Village of Grogan's Mill

This item was heard by the full committee. The staff provided the committee with a presentation, noting the location of the proposed improvement and the impact to adjacent properties. The owner was present to address the Committee. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to allow the owner to proceed in attempting Amend the Land Use Designation and allow the maximum amount of living area to 8,100 square feet.

25. Variance request for a proposed room addition that would cause the lot to exceed the maximum living area allowed as determined by the Neighborhood Criteria and the Initial Land Use Designation for the lot and would exceed the second story plate height. The proposed garage addition and carport would be located beyond the ten foot side setback as determined by the Neighborhood Criteria.

Greg and Christie Webb

41 Doe Run Drive

Lot 20, Block 01, Section 16 Village of Grogan's Mill

This item was heard by the full committee. The staff provided the committee with a presentation, noting the location of the proposed improvement and the impact to adjacent properties. The owner was present to address the Committee. The Committee discussed concerns regarding the design extending beyond the second floor plate height. It was then moved by Ken Anderson and seconded by Chris Florack to allow a conceptual plan to increase the living area of the home, provided the land use designation is modified, deny the proposed plan and request the owner submit a reviewed plan for review that does not extend beyond the second floor plate height. The owner will work with the Covenant Administration staff and Committee Member Ken Anderson for revised plans. The motion carried unanimously.

26. Variance request for proposed pool decking would cause the lot to exceed the maximum hard surface area allowed.
Gary Owen and Maria Williams
34 Eagle Court
Lot 20, Block 01, Section 22 Village of Grogan's Mill
This item was heard by the full committee. The staff provided the committee with a presentation, noting the location of the proposed improvement and the impact to adjacent properties. It was then moved by Chris Florack and seconded by Danie van Loggerenberg to approve as presented on the condition the improvements meet code and pass final inspection. Additionally the owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
27. Variance request for an existing rear yard patio cover and related summer kitchen that are located beyond the rear building setback, encroach into the rear easement and cause the lot to exceed the maximum hard surface area allowed.
Gary Owen and Maria Williams
34 Eagle Court
Lot 20, Block 01, Section 22 Village of Grogan's Mill
This item was heard by the full committee. The staff provided the committee with a presentation, noting the location of the proposed improvement and the impact to adjacent properties. It was then moved by Chris Florack and seconded Danie van Loggerenberg to approve as presented on the condition the improvements meet code and pass final inspection. Additionally the owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
28. Variance request for an existing fence that is not located at least three feet back from the front facade of the dwelling.
Gary Owen and Maria Williams
34 Eagle Court
Lot 20, Block 01, Section 22 Village of Grogan's Mill
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 move to approve the fence as presented.
29. Variance request for an existing rear fence that is located beyond the platted building line exceeds the maximum height allowed and the portion adjacent to the garage is not setback at least three feet from the front façade.
Lori McKell and Connie Ramsdell
48 Whisper Lane
Lot 15, Block 01, Section 02 Village of Grogan's Mill
This item was reviewed under the summary list as presented by staff. The owner was present to address the Committee. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to move to deny the variance as proposed and conditionally approve a fence to require the owner reduce the portion of the fence adjacent to the garage to match the height of the side fence. Additionally, the owner must plant and maintain native evergreen vegetation in a continuous landscaped bed to the rear soften and screen the view of the fence from the street. The motion carried unanimously.
30. Variance request for an existing fence that exceeds the maximum height allowed and the design does not comply with the Neighborhood Criteria for the lot.
Terry L Peterson

15 Mistflower Place

Lot 49, Block 02, Section 21 Village of Cochran's Crossing

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 move to approve the fence on the condition the fence meets code and passes final inspection. The motion carried unanimously.

31. Variance request for the existing fence that is not located at least three feet back from the front façade of the dwelling.
Kevin and Lacey Homan
27 Leisure Lane
Lot 11, Block 01, Section 01 Village of Grogan's Mill
This item was reviewed under the summary list as presented by staff. The owner was present to address the Committee. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to move to approve the fence as presented.
32. Variance request for the existing trash and recycle cart screen that is not located at least one foot back from the front façade of the dwelling.
Kevin and Lacey Homan
27 Leisure Lane
Lot 11, Block 01, Section 01 Village of Grogan's Mill
This item was reviewed under the summary list as presented by staff. The owner was present to address the Committee. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to move to approve the existing screen as presented. The motion carried unanimously.
33. Variance request for an existing walkway that exceeds the maximum width allowed.
Alfred F DeGrazia Jr
19 East Summer Storm Circle
Lot 05, Block 01, Section 31 Village of Cochran's Crossing
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 move to Move to approve on the condition the owner must maintain the existing vegetation at the front of the walkway to soften and screen the view. The motion carried unanimously.
34. Variance request for an existing stacked stone fountain that encroaches into the rear yard easement.
William Cepica
131 South Castlegreen Circle
Lot 01, Block 02, Section 52 Village of Cochran's Crossing
This item was reviewed under the summary list as presented by staff. The owner was present to address the Committee. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to move to approve the fountain as presented, on the condition the owner must meet code and pass final inspection. Additionally, all improvements must not halt or materially impede drainage as defined in the Residential Development Standards. Approval by this committee does not constitute approval by the additional easement holders. The motion carried unanimously.
35. Variance request for an existing patio with stacked stone seating wall that encroaches into the rear yard easement.
William Cepica
131 South Castlegreen Circle
Lot 01, Block 02, Section 52 Village of Cochran's Crossing
This item was reviewed under the summary list as presented by staff. The owner was present to address the Committee. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to move to approve the existing patio with seating wall as presented, on the condition the all improvements must not halt or materially impede drainage as defined in the Residential Development Standards. Approval by this committee does not constitute approval by the additional easement holders. The motion carried unanimously.
36. Variance request for the existing perimeter walkway that exceeds the maximum width allowed in areas and was not considered architecturally compatible with the home or neighborhood in terms of mass, scale and proportion when acted on by the Grogan's Mill Residential Design Review Committee.
Alejandro Roviroso Martinez

47 and 51 N Longspur Drive

Lots 09 and 10, Block 04, Section 45 Village of Grogan's Mill

This item was heard by the full committee. The owner was present to address the Committee. The staff provided the committee with a presentation, noting the location of the proposed improvement and the impact to adjacent properties. The home owner was present to address to the committee. The committee discussed concerns about the visibility to the adjacent properties, golf course and overall mass scale and proportion of the walkway. It was then moved by Deborah Sargeant and Chris Florack to deny the variance request as proposed and suggest the owner revise the sidewalk to modify the majority of the walkway not to exceed four feet, the owner should reduce the width by removing the portions closest to the property line and redesign the walkway to incorporate into the property such as driveway. The motion carried unanimously.

37. Variance request for an existing bridge that is located in the street right-of-way.

Enzo and Signe Aconcha

5 North Deerfoot Circle

Lot 02, Block 02, Section 28 Village of Grogan's Mill

This item was heard by the full committee. The staff provided the committee with a presentation, noting the location of the proposed improvement and the impact to adjacent properties. It was moved by Deborah Sargeant and seconded by Chris Florack to deny the variance request as proposed and require the owner to adhere to the original application.

38. Consideration and action to proceed with legal action for outstanding covenant violations on the home.

Lakshmi Munuswamy

15 Treevine Court

Lot 03, Block 01, Section 30, Village of Cochran's Crossing

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 move to withdraw the item from the agenda. The owner resolved all outstanding violations at the home. The motion carried unanimously.

39. Consideration and action to proceed with legal action for outstanding covenant violations on the home.

A&J Premier Rental Properties

34 North Duskwood Place

Lot 03, Block 03, Section 26, Village of Cochran's Crossing

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 move 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.

40. Consideration and action to proceed with legal action for outstanding covenant violations on the home.

Richard Robinson

43 Lush Meadow Place

Lot 19, Block 03, Section 19, Village of Cochran's Crossing

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 move 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.

41. Consideration and action to proceed with legal action for outstanding covenant violations on the home.

Judith Barnes

67 North Pathfinders Circle

Lot 106, Block 06, Section 01, Village of Cochran's Crossing

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 move 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.

42. Consideration and action to proceed with legal action for outstanding covenant violations on the home.

James E Mathis Jr
75 Hollymead Drive

Lot 08, Block 01, Section 09, Village of Cochran's Crossing

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 move 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.

43. Consideration and action to proceed with legal action for outstanding covenant violations on the home.

Philomena M. Cannizzaro
111 West Golden Arrow Circle

Lot 12, Block 01, Section 21, Village of Cochran's Crossing

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 move to withdraw the item from the agenda. The owner resolved all outstanding violations at the home. The motion carried unanimously.

44. Consideration and action to proceed with legal action for outstanding covenant violations on the home.

Michael Pinon
251 South Berryline Circle

Lot 01, Block 01, Section 36, Village of Panther Creek

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 move to withdraw the item from the agenda. The owner resolved all outstanding violations at the home. The motion carried unanimously.

V. Public Comments

There were no public comments.

VI. Member Comments

Chris Florack and Deborah Sargeant inquired about the KOI pond recently reviewed. Deborah Sargeant also noted the potential for a Joint DSC/RDRC Meeting contingent upon the Residential Design Review Committee follow up regarding the need for a meeting.

VII. Staff Reports

The staff noted the legal property items that were withdrawn, were due to the owner's resolving the violations prior to the meeting, after receiving the notification regarding The Development Standards Committee's meeting and the pending request to approve legal action for outstanding violations on the home.

VIII. Adjourn

There being no further business it was moved by Ken Anderson and seconded by Chris Florack to adjourn the meeting at 7:55p.m. The motion carried unanimously.