

Development Standards Committee Minutes

May 20, 2015 at 5:30 PM

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

Members Present: Deborah Sargeant, Chris Florack, Kim Hess, Walter Lisiewski, Danie van Loggerenberg, Ken Anderson and Robert Heineman (until 6:07 PM).

Staff Present: Kim McKenna, Neslihan Tesno and Sharlene Novak

I. Welcome/Call Meeting to Order

The meeting was called to order by Chair Deborah Sargeant at 5:33 pm.

II. Consideration and Action of the minutes of the Development Standards Committee (DSC) Meeting on April 15, 2014 and May 4, 2015.

It was moved by Kim Hess and seconded by Ken Anderson to approve the minutes and the correct the date of the minutes of January 14, February 17, March 18 and April 15, 2015. The motion carried unanimously.

III. Consideration and Action of the Applications and 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 1, 3, 8, 12-29. Item #2 was withdrawn and item #38 was tabled. It was moved by Kim Hess and seconded by Ken Anderson to approve the summery list. The motion carried unanimously.

IV. Review and Disposition of applications and violations.

1. Variance request for approval of the final plans for the proposed garage addition that 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 reviewed under the summary list as presented by staff. It was moved by Kim Hess and seconded by Ken Anderson to approve as presented on the condition the owner submit a final landscape plan and plant and maintain vegetation with a mix of trees and shrubbery to soften and screen the view to adjacent properties and the street, additionally, the owner must meet code and pass final inspection. The owner must ensure placement of these improvements does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

2. Consideration and action for the addition of a sail shade over the pool.

Woodlands Country Club-Palmer Course

100 Grand Fairway

Lot 0001, Block 0257, Section 0060 Village of Cochran's Crossing

This item was withdrawn prior to the meeting.

3. Consideration and action regarding final approval of an addition, remodeling, interior remodel and fitness center.
Woodlands Country Club-Palmer Course
100 Grand Fairway
Lot 0001, Block 0257, Section 0060 Village of Cochran's Crossing
This item was reviewed under the summary list as presented by staff. It was moved by Kim Hess and seconded by Ken Anderson to approve on the condition the final landscape plan is submitted to the staff for final review and verification of plantings. All improvement must comply with code, pass final inspection and be built in accordance with the Commercial Planning and Design Standards. No signs are approved with this plan and all proposed signage must be submitted and acted on by the Committee or its designee. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain those approvals. The motion carried unanimously.
4. Variance request for the replacement of existing monument sign, that exceeds maximum size allowed for the logo and includes colors that do not meet sign criteria.
Popeyes Louisiana Kitchen
16828 Interstate 45N
Lot 9033, Block 0555, Section 0999 Village of College Park
This item was reviewed by the full committee. The owner was present to address the committee. The staff provided the committee with a presentation noting the proposed sign, the criteria for the area and surrounding signs. The committee deliberated on the varying styles and designs in the area and noted the changes that occurred to the Standards as well as the approving entity. It was then moved by Robert Heineman and seconded by Kim Hess to approve a revised monument sign, on the condition the only the registered logo and lettering remain the proposed color and design and only the lettering of the sign be internally illuminated. The orange pan face of the sign must not be internally lit. Walter Lisiewski opposed the motion. Chris Florack abstained. The motion carried.
5. Variance request for new monument signs that exceeds the maximum size allowed for the logo.
Taco Bell
4490 Panther Creek Pines
Lot 0385, Block 0045, Section 0007 Village of Panther Creek
This item was reviewed by the full committee. Representatives from the sign company were present to address the committee. The staff provided a presentation, regarding the committee's previous actions and the requested additional information. IT was then moved by Robert Heineman and seconded by Kim Hess to approve the monument sign on the following conditions. The sign base must be 18 inches. The frame of the sign should remain "L" shaped in the stone selection ***** and must have a real stone cap to match the existing stone color approved. The internally illuminated portion of the sign must be a warmer tone selection, using a standard US LED selection, with the final **** to be determined by staff through Committee feedback and site visits to the assign company workshop. The motion carried unanimously.
6. Variance request for new building sign that is requesting to include a tagline under the registered name.
NutriShop
9300 Six Pines
Lot 7100, Block 0599, Section 0999 Village of Town Center

This item was reviewed by the full committee. Representatives from the sign company were present to address the committee. The staff provided a presentation noting the proposed building sign request and Standards regarding tag lines and concessionaires. It was then moved by Deborah Sargeant and seconded by Kim Hess to approve the proposed building sign on the condition the sign displayed is the registered trademark only. Robert Heineman was not present for the vote. The motion carried.

7. Variance request for a new building sign with various sizes and fonts.

The Woodlands Smiles Dentistry and Orthodontics

1500 Research Forest Drive

Lot 9380, Block 0350, Section 1000 Village of Research Forest

This item was reviewed by the full committee. The staff provided a presentation noting the proposed building sign request and The Commercial Planning and Design Standards. IT was then moved by Danie van Loggerenberg and seconded by Kim Hess to deny the variance as requested and suggest the tenant and owner coordinate with the Staff to design a Building Sign in compliance with the Standards. Robert Heineman was not present for the vote. The motion carried.

8. Variance request for a temporary banner to be allowed an additional two weeks after the business opens.

The Woodlands Smiles Dentistry and Orthodontics

1500 Research Forest Drive

Lot 9380, Block 0350, Section 1000 Village of Research Forest

This item was reviewed under the summary list as presented by staff. It was moved by Kim Hess and seconded by Ken Anderson to allow a revised temporary banner to remain for an additional two weeks and must be removed no later than June 22, 2015. The motion carried unanimously.

9. Consideration and action for the request to remove two trees.

Boardwalk at Town Center

2203 Riva Row

Lot 9412, Block 0547, Section 0060 Village of Town Center

This item was reviewed by the full committee. Representatives were present to address the Committee. The committee reviewed the request and the need for visibility to the office. It was then moved by Kim Hess and seconded by Chris Florack to deny the request to remove the trees. Robert Heineman was not present for the vote. The motion carried.

10. Consideration and action to remodel the courtyard fountain and include the addition of a sign in the base of the fountain.

Boardwalk at Town Center

2203 Riva Row

Lot 9412, Block 054, Section 0060 Village of Town Center

This item was reviewed by the full committee. Representatives were present to address the Committee. The committee reviewed the request and the need for visibility to the office. It was then moved by Kim Hess and seconded by Chris Florack to approve as presented on the condition the final lighting specification are submitted and reviewed by staff and the Commercial Standards Committee Representative. Additionally, the existing trees in the courtyard are not approved for removal. All improvements must comply with the Commercial

Planning and Design Standards. Robert Heineman was not present for the vote. The motion carried.

11. Consideration and action for the preliminary review for a new home construction that exceeds the maximum amount of living area allowed according to neighborhood criteria.

Kyle Mathis

21 Crinkleroot Court

Lot 06, Block 01, Section 19 Village of Grogan's Mill

This item was reviewed by the full committee. The owner was present to address the committee. The staff provided the committee with the proposed improvement and the adjacent properties. It was then moved by Deborah Sargeant and seconded by Chris Florack to approve the concept as presented, and require the building permit include landscaping plans that note established vegetation that will remain on the lot as well as additional landscaping so soften and screen the view. Robert Heineman was not present for the vote. The motion carried.

12. Consideration and Action to proceed with legal action, regarding outstanding covenant violation on the property.

Ronald Feise

2 W Mistybreeze Cir

Lot 0001, Block 006, Section 01, Village of Cochran's Crossing

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

13. Variance request for a proposed pergola with paving and summer kitchen that will exceed the maximum percent coverage of hard surface area allowed.

Alejandro Di Nunzio

107 North Linton Ridge Circle

Lot 7 Block 3, Section 34 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Kim Hess and seconded by Ken Anderson to conditionally approve, plant and maintain one native 30 gallon tree. No additional hard surface area to be allowed on lot. Meet code and standard conditions. The motion carried unanimously.

14. Variance request for an existing fence that does not meet the Development criteria for Section 8 of Creekside Park West

James Powner

155 West Wading Pond Circle

Lot 39 Block 1 Section 8 Village of Creekside Park West

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

15. Variance request for a proposed waterfall/slide that will exceed the maximum height allowed.
Jennifer Jones Willett
62 North Wooded Brook Circle
Lot 6 Block 1 Section 12 Village of Alden Bridge
This item was reviewed under the summary list as presented by staff. It was moved by Kim Hess and seconded by Ken Anderson to conditionally approve, meet code, standard conditions. Maintain existing evergreen vegetation to screen to rear. Staff to review if additional needed upon completion. The motion carried unanimously.
16. Variance request for an existing shed that does not respect the side five foot easement and exceeds the maximum allowed height for a shed in the easement.
Eric Veilleux
54 Bowie Bend Court
Lot 28 Block 1 Section 1 Village of College Park
This item was reviewed under the summary list as presented by staff. It was moved by Kim Hess and seconded by Ken Anderson 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 plant and maintain one evergreen tree or tall shrub at least 7' tall at time of planting to screen to street. The motion carried unanimously.
17. Variance request for an existing shed that does not respect the side five foot easement and has an unacceptable roofing material.
Michael L McKinney
134 Silverpenny Drive
Lot 74 Block 1 Section 99 Village of Alden Bridge
This item was reviewed under the summary list as presented by staff. It was moved by Kim Hess and seconded by Ken Anderson 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 those entities. Additionally plant and maintain evergreen trees and shrubs at least 7' tall in height at time of planting. The motion carried unanimously.
18. Variance request for existing pavers that do not respect the side five foot easement.
Navid Malik
31 East Twinvale Loop
Lot 11 Block 1 Section 102 Village of Alden Bridge
This item was reviewed under the summary list as presented by staff. It was moved by Kim Hess and seconded by Ken Anderson to approve as submitted. Approval by this committee does not

constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.

19. Variance request for existing pavers that do not respect the rear ten foot easement.

Michael and Margaret Valenti

83 Sagamore Ridge Place

Lot 39 Block 1 Section 14 Village of Creekside Park

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

20. Variance request for existing pavers that do not respect the side five foot and rear ten foot easements and a portion of the existing pond that does not respect the rear ten foot easement.

Ruth Jeanette Douglas

130 North Linton Ridge Circle

Lot 4 Block 1 Section 34 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Kim Hess and seconded by Ken Anderson to approve as submitted. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.

21. Request for approval of a home business.

Keith Chiasson

6 Skipwith Place

Lot 7 Block 1 Section 15 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Kim Hess and seconded by Ken Anderson to approve as submitted – must apply again in two years. Home Business Standards apply. 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.

Joshua and Tiffany Hulett

138 Wimberly Way

Lot 56 Block 1 Section 3 Village of College Park

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

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

Mauricio F Martin Franzoni

51 Aventura Place

Lot 31 Block 1 Section 28 Village of Creekside Park

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

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

Francisco Javier Gomez Vaca

30 Player Vista Place

Lot 6 Block 1 Section 84 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Kim Hess and seconded by Ken Anderson 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 providing a final inspection report for swimming pool, summer kitchen and pergola.) 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.

Alejandro Ramirez Wendt

18 Sprite Woods Place

Lot 29 Block 1 Section 42 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Kim Hess and seconded by Ken Anderson 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 mold and discoloration from the home) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential

Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Toss Stubbs and Heidi Baber

47 Ivy Garden Street

Lot 15 Block 3 Section 55 Village of Alden Bridge

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

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

Houston L Garner

43 Wineberry Place

Lot 11 Block 1 Section 66 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Kim Hess and seconded by Ken Anderson to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing and storing the trash and recycle carts out of public view and removing the debris from 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.

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

Pamela Haenelt

14 Sprite Woods Place

Lot 28 Block 1 Section 42 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Kim Hess and seconded by Ken Anderson 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 completing maintenance on the fence and removing fence pickets from area, repairing broken window and weeding flower bed) will result in a lawsuit filed & court hearing scheduled.

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

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

Brian Benedict

140 North Wynnoak Circle

Lot 28 Block 2 Section 57 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Kim Hess and seconded by Ken Anderson to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing and storing the trash and recycle carts out of public view, and by repairing and continually maintaining the pool in proper working condition) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

30. Consideration and Action to review a possible covenant violation related to driveway color.

Jorge E Concepcion Castillo

19 South Sage Sparrow

Lot 9 Block 3 Section 11 Village of Creekside Park

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 Deborah Sargeant and seconded by Chris Florack to table the item so the committee could visit the site in person. The motion carried.

31. Variance request for a proposed fence that will exceed the maximum height allowed for perimeter fencing and will not comply with Neighborhood Criteria for Section 11 of Alden Bridge.

Robert Sergent

35 Vista Mill Place

Lot 27 Block 1 Section 11 Village of Alden Bridge

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The owners were present to address the committee with information concerning the new road and bridge behind them and their concerns about it being expanded to 4 lanes in the future and the elevation of the bridge above their property. It was moved by Chris Florack and seconded by Danie van Loggerenberg to approve the fence at 10' as submitted with the finished side out. Robert Heineman was not present for the vote. The motion carried.

32. Variance request for a concept approval for a proposed room addition/interior remodel that includes a basement with a below grade foundation and a proposed driveway that exceeds the

maximum allowed width and does not comply with the material requirements per the Neighborhood Criteria for Section 21 Indian Springs (TWA).

Juan Luis Perez

134 East Bracebridge Circle

Lot 23 Block 1 Section 21 Village of Indian Springs (TWA)

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The owners were present to address the committee with their requests for improvements. It was moved by Kim Hess and seconded by Ken Anderson to conditionally approve the concept as follows:

Basement & Remodel – Conditionally approve – foundation and structure of basement subject to engineer review of the deck/basement construction.

Driveway – Conditionally approve - Driveway must match existing in color and pattern - Allow enlarging the driveway with the exception that the left side of the driveway can be extended only to the right corner of the study (not to the end of the house). Must plant and maintain a planting bed with plants and shrubs between front of house and driveway extension, plant and maintain an evergreen hedge to screen to right neighbor along the driveway extension. Deck - approve as submitted. Additionally the owner should submit any fees, inspector choice and final sealed plans that are required. Robert Heineman was not present for the vote. The motion carried.

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

Tom Grohmann

122 South Curly Willow Circle

Lot 14 Block 1 Section 15 Village of Creekside Park West

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The owners were present to address the committee. He informed the committee that he needed more shade in the rear yard due so his family was able to utilize the space. It was moved by Ken Anderson and seconded by Chris Florack to conditionally approve the patio cover and summer kitchen as follows: Revise and Submit plan and survey with the structure placed at least 18' from the rear fence line and reflect the correction to the roof elevation, patio is allowed past the structure (but not encroaching easement), plant and maintain two 30 gallon evergreen trees at least 7' tall at time of planting behind the structure to screen to the rear, meet code and standard conditions. Robert Heineman was not present for the vote. The motion carried.

34. Variance request for a proposed patio cover that does not respect the rear 15 foot setback.

Charles Muizers

90 East Canyon Wren Circle

Lot 20 Block 2 Section 13 Village of Creekside Park

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The owners were present to address the committee. It was moved by Ken Anderson and seconded by Walter Lisiewski to conditionally approve, submit landscape plan for staff approval with emphasis on screening to rear, meet code and standard conditions. Chris Florack voted in opposition. Robert Heineman was not present for the vote. The motion carried.

35. Variance request for a proposed patio cover with a summer kitchen that may not be compatible with and appropriate in scale, color, and mass to the architectural character of the dwelling and the neighborhood.

Javier Guzman

39 South Bacopa Drive

Lot 13 Block 5 Section 7 Village of Creekside Park

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The owners and the contractor were present to address the committee. After a discussion concerning the large size of the structure it was moved by Chris Florack and seconded by Walter Lisiewski to deny as presented. The committee recommended reducing the size to no more than 550 square feet. Robert Heineman was not present for the vote. The motion carried.

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

Kiran Emmi

31 North Player Manor Circle

Lot 10 Block 2 Section 82 Village of Sterling Ridge

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The owners and the contractor were present to address the committee; they noted that there was a misunderstanding and the construction was started prior to approval. The owners stated that they are addressing the need for privacy and impact by planting large trees to screen the view. An affected neighbor was also present and stated he wanted to make sure that everything was done right and he was concerned about his privacy due to the elevation of the structure. It was moved by Deborah Sargeant and seconded by Ken Anderson to conditionally approve, plant and maintain evergreen trees at least 7' tall at time of planting to screen to the rear and side, staff to approve upon completion – additional screening may be required, meet code and standard conditions. Robert Heineman was not present for the vote. The motion carried.

37. Variance request for an existing pool decking that does not respect the side five easements, an existing patio cover that does not respect the 15 foot rear yard setback and an existing landscape border that is not located two feet back from the street edge.

Rebecca Steele

42 West Canyon Wren Circle

Lot 8 Block 2 Section 13 Village of Creekside Park

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The owner was present to address the committee and she noted that the improvements were within neighborhood character and that she was not aware she needed to get permits to build the pool, patio cover and landscape borders. It was moved by Kim Hess and seconded by Danie van Loggerenberg to as follows:

Patio Cover – conditionally approve, maintain evergreen trees to rear and side as screening, meet code and 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).

Pool –conditionally approve, 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. 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 those entities. 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).

Landscape borders – conditionally approve, move the border back even with the back of the pad around the manhole, bed to include plants that drape over the stone, must plant grass or ground cover between curb and landscape border. 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).

Robert Heineman was not present for the vote. The motion carried.

38. Variance request for an existing driveway extension that exceeds the maximum width allowed.

Edwin Ojeda

22 Regan Court

Lot 24 Block 1 Section 54 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Kim Hess and seconded by Ken Anderson to table at the request of the owner. Robert Heineman was not present for the vote. The motion carried.

V. Public Comments

There were no public comments.

VI. Member Comments

Chris Florack asked that all tear down and rebuild applications go before the entire DSC committee. He wanted staff to research the difference in the registered name of a business and a registered trademark. He also asked if the DSC had any interest or authority to investigate regulating the use of drones in the Township.

VII. Staff Reports

There were no staff reports.

VIII. Adjourn

There being no further business it was moved by Chris Florack and seconded by Kim Hess to adjourn the meeting at 8:41 pm. The motion carried.