

Development Standards Committee

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

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

MINUTES

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

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

I. Welcome/Call Meeting to Order.

The meeting was called to order by Vice Chair Robert Heineman at 5:35 p.m.

II. Consideration and action regarding the minutes of the meeting of June 3rd, 2015.

The minutes were reviewed by the committee. It was moved by Chris Florack and seconded by Ken Anderson 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. Vice Chair Robert Heineman presented the Summary List as presented by Staff. The list consisted of Items 2-4, 6, 15, 17, 19-32 and 35-43. It was moved by Chris Florack 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. Variance request to reconsider the Development Standards Committee action for the new building sign, door sign and window decal that does not meet the Shopping Center Criteria, which was reviewed by the full committee and acted on at the meeting of June 17, 2015.

Allstate

9420 College Park Drive Suite 140

Lot 500, Block 490, Section 46 Village of Alden Bridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The Committee reviewed the Commercial Planning and Design Standards and the recommendation provided by the Commercial Standards Committee. It was then moved by Kim Hess and seconded by Danie van Loggerenberg to conditionally approve; the building sign must be white with brown returns, not to exceed 2' in height, logo not to exceed height of letters. Comply with Commercial Planning and Design Standards for window and door graphics. Registered name can either be on the door or just adjacent to the door. Door should only have registered name and or logo, hours of operation, emergency contact information and credit card information. Blue graphic design not allowed. The motion carried unanimously.

2. Consideration and action for approval of proposed building sign, door sign and monument sign.

Ciclocorse Cycling Studio, LLC

8101 Kuykendahl Road Suite 500

Lot 4000 Block 257, Section 47 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 Danie van Loggerenberg to conditionally approve the proposed building, door and monument signs on the condition the building sign should be Duradontic 313 Dark Bronze. The window vinyl must be white and comply with standard, the monument sign must comply with the Commercial Standards and Criteria. The motion carried unanimously.

3. Consideration and action to clear mid-growth in front of The Colonnade of The Woodlands Shopping Center.

The Colonnade of The Woodlands

30420 FM 2978

Lot 110, Block 458, Section 46 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg to conditionally approve the limited clearing of mid- growth – Staff to review on site with applicant and review upon completion to determine if additional plantings are required for the forest preserve. The motion carried unanimously.

4. Consideration and action for approval of proposed building sign at the Sterling Ridge Professional Center Hunter Family Orthodontics
6704 Sterling Ridge Drive Suite B
Lot 550 Block 499, Section 46 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 Danie van Loggerenberg to conditionally approve, revise sign to comply with Commercial Standards and Criteria. The motion carried unanimously.
5. Variance request for a proposed patio cover with a summer kitchen that does not respect the rear 40 foot setback.
Kyle Gordley
58 South Benton Woods Circle
Lot 1 Block 2, Section 43 Village of Alden Bridge
This item was heard by the full Committee. The staff provided the committee with a presentation. The owner and the affected neighbor were present to approach the Committee and answer any questions. The Committee discussed the setback encroachment and proximity to the adjacent properties. It was then moved by Ken Anderson and seconded by Chris Florack to deny the proposed patio cover with integrated outdoor summer kitchen and to redesign with a maximum of a 10' encroachment into the rear 40' setback with added evergreen vegetation for screening – they also recommend that the structure be moved to the left side of the lot. The committee requested future proposals be submitted to the committee for final review and action. The motion carried unanimously.
6. Consideration and action for the exterior remodel of the existing temporary small sales trailer that includes signage located in one of the parking lots on Waterway Square.
The Woodlands Land Development LP
1 Waterway Square
Lot 9556, Block 0599, Section 0999 Village of Town Center
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg to approve the proposal on the condition the trailer is modified as proposed to allow the front entrance to face the waterway, incorporate construction barrier fencing and submit a landscape plan to show the inclusion of vegetation to soften and screen the view. Any changes from the proposed plan will require review and action by the Committee prior to installation. The temporary sales trailer is approved for 24 months and would require review and action for allowance after July of 2017. The motion carried unanimously.
7. Variance request to install a flagpole that exceeds the maximum height allowed and displays a flag that is not one of specified types in Commercial Planning and Design Standards.
Nexus Specialty Hospital
9182 Six Pines Drive
Lot 1300, Block 0999, Section 350, Village of Town Center
This item was heard by the full Committee. The staff provided the Committee with a presentation. Representatives were present to address the committee. The Committee discussed the Commercial Planning and Design Standards and inquired about the need for the increased flag pole height. It was then moved by Kim Hess and seconded by Chris Florack to deny the request as presented and require the owner resubmit the improvement to comply with the Commercial Planning and Design Standards. The motion carried unanimously.
8. Consideration and action for a conceptual two story classroom wing expansion.
Esprit Montessori
4890 W. Panther Creek Drive
Lot 0250, Block 0045, Section 0000 Village of Panther Creek
This item was heard by the full Committee. The staff provided the Committee with a presentation. Representatives from the architectural firm and the owner of the school were present to address the committee and answer any questions. It was moved by Robert Heineman and seconded by Kim Hess to approve the floor plan and concept proposal, master site plan on the condition the architect and owner try to integrate the existing building with the

proposed expansion. Additionally the Committee suggested the owner consider more integrated parking with the adjacent properties. The motion carried unanimously.

9. Consideration and action for a temporary building that includes trees proposed for removal.
Esprit Montessori
4890 W. Panther Creek Drive
Lot 0250, Block 0045, Section 0000 Village of Panther Creek
This item was heard by the full Committee. The staff provided the Committee with a presentation. Representatives from the architectural firm and the owner of the school were present to address the committee and answer any questions. It was moved by Chris Florack and seconded by Kim Hess to allow the temporary building on the condition the owner execute a memorandum of agreement showing the temporary building is only approved for two years and requires removal no later than August 31, 2017. The memorandum will be signed and recorded in the real property records and binding on the land. The motion carried unanimously.
10. Consideration and action for a proposed monument sign that includes an internally illuminated pricing display.
Shell
4655 Research Forest Drive
Lot 0200, Block 0051, Section 0047 Village of Cochran's Crossing
This item was heard by the full Committee. The staff provided the Committee with a presentation. The Committee reviewed the sign, the architectural compatibility to the shopping center and proximity to residential areas. It was then moved by Chris Florack and seconded by Danie van Loggerenberg to deny the proposed monument sign as presented. The motion carried unanimously.
11. Consideration and action for a mural proposed to be painted on the exterior wall between tenants.
Texas Children's Urgent Care
4775 W. Panther Creek Drive
Lot 0285, Block 0045, Section 0040 Village of Panther Creek
This item was heard by the full Committee. The staff provided the committee with a presentation. The Committee reviewed the sign and The Commercial Planning and Design Standards regarding signage and the architectural compatibility to the shopping center. It was then moved by Kim Hess and seconded by Ken Anderson to deny the mural as proposed. The motion carried unanimously.
12. Consideration and action regarding the temporary storage containers to be staged in the parking lot during the store's interior renovation.
Target
1100 Lake Woodlands Drive
Lot 0590, Block 0999, Section 0999 Village of Town Center
This item was heard by the full Committee. The staff provided the Committee with a presentation. A representative was present to address the Committee and answer any questions. The Committee discussed the time, the need and the best location for the temporary storage containers. It was then moved Ken Anderson and seconded by Walter Lisiewski to allow the temporary storage containers, not to exceed ten (10) at a time and must be removed no later than October 5, 2015. Additionally the owner must install eight (8) foot tall green screened fencing to screen the view of the containers. The motion carried unanimously.
13. Variance request for a proposed home garage construction that would include the addition of a third story.
Alexandro Roviroso and Alberto Hinojos
47 and 51 North Longspur Drive
Lot 09 and 10, Block 04, Section 45 Village of Grogan's Mill
This item was heard by the full Committee. The staff provided the Committee with a presentation. The owner and representatives from his contractors and architectural firm were present to address the Committee and answer any questions. It was then moved by Kim Hess and seconded by Chris Florack to approve the conceptual home garage construction on the following conditions: 1) Require a landscaping plan with significant vegetation and trees to reforest the property. 2) Provide a timeline for construction and completion of the project. 3) Specify a timeframe for each portion or stage of construction. The motion carried unanimously.

14. Variance request for a proposed revision to the existing walkway that would exceed the maximum width allowed will have areas that are located less than a foot from the property line in the easement and was not considered to be architecturally compatible with the home and adjacent lots.
Alexandro Rovirosa and Alberto Hinojos
47 and 51 North Longspur Drive
Lots 09 and 10, Block 04, Section 45 Village of Grogan's Mill
This item was heard by the full Committee. The staff provided the Committee with a presentation. The owner and representatives from his contractors and architectural firm were present to address the Committee and answer any questions. It was moved by Chris Florack and seconded by Kim Hess to deny the proposal as presented and conditionally approve a walkway on the condition the owner make additional modifications to the rear nearest the golf course, as originally requested by the DSC, additionally, the owner should submit a landscape plan to specify vegetation between walkway and the adjacent properties to soften and screen the view. The motion carried unanimously.
15. Variance request for a proposed garage/room addition and carport that was not considered to be architecturally compatible and will cause an impact to adjacent properties.
Michael R. Knox
16 Wind Trace Court
Lot 28, Block 02, Section 18 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 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 improvement does not halt or materially impede drainage as defined in the Standards. The motion carried unanimously.
16. Variance request for a proposed fence that will exceed the maximum height allowed.
Russell Kelly
14 Grogan's Point Road
Lot 13, Block 01, Section 44 Village of Grogan's Mill
This item was heard by the full Committee. The staff provided the Committee with a presentation. It was moved by Chris Florack and seconded by Danie van Loggerenberg to deny as presented and require the owner resubmit a revised application in accordance with the Standards and suggest the owner coordinate with the neighbors regarding a proposed fence for all shared property lines. The motion carried unanimously.
17. Variance request for the proposed deck, second story balcony and related summer kitchen would be located beyond the 25 foot platted building line, over the property line in the Common Open Space.
Jay Williams
20 Fairway Oaks Place
Lot 07, Block 00, Section 01 Village 12 of Grogan's Mill
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg to approve the portion of the improvement located on the owner's property and take no action on any portion of improvement located off of the property line. All improvements are approved on the condition they meet code and pass final inspection. Improvements must not halt or materially impede drainage as defined in the Standards. The motion carried unanimously.
18. Variance request for the proposed front porch cover that would be located beyond the 25 foot front platted building line and building setback as determined by the Neighborhood Criteria for the lot.
Amal Walker
2004 Bristlecone Place
Lot 03, Block 01, Section 04 Village of Grogan's Mill
This item was heard by the full Committee. The staff provided the Committee with a presentation. Representatives from the architectural firm and the owner of the school were present to address the Committee and answer any questions. It was moved by Kim Hess and seconded by Danie van Loggerenberg to deny the variance as proposed and require the owner respect the front yard platted building line. Consider modifying the design for the roof overhang to extend twelve (12) inches but not the support posts. The motion carried unanimously.

19. Variance request for a proposed fence that would be located beyond the owner's lot in the Common Open Space and would exceed the maximum height allowed.
Michele Morris
12 Sawmill Grove Court
Lot 17, Block 01, Section 41 Village of Grogan's Mill
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg to table the item to the meeting of July 15, 2015. The motion carried unanimously.
20. Variance request for a proposed garage/room addition that will encroach beyond the 25 foot rear setback.
Robert Gerhard
154 North Berryline Circle
Lot 25, Block 02, Section 36 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 Danie van Loggerenberg to approve the proposal on the condition the improvement meets code and passes final inspection. The owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Standards. The motion carried unanimously.
21. Variance request for a proposed detached storage building that exceeds the maximum floor area allowed.
Yerby Revocable Living Trust
74 Driftoak Circle
Lot 06, Block 02, Section 40 Village of Cochran's Crossing
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg to approve the storage building on the condition the improvement meets code and passes final inspection. The owner must ensure the improvement does not halt or materially impede drainage as defined in the standards. The metal roof of the detached building roof must be compatible with the home and must be painted to match the home and the owner must place and maintain native vegetation to soften the view of the improvement from the adjacent property owner. The motion carried unanimously.
22. Variance request for a proposed cabana that would be located beyond the 40 foot rear building setback and will cause the lot to further exceed the maximum living area allowed.
Stephen Terni
3 Misty Grove Circle
Lot 01, 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 Chris Florack and seconded by Danie van Loggerenberg to approve on the condition the improvement meets code and passes final inspection. The owner must ensure the improvement does not halt or materially impede drainage as defined in the standards. Placement of the air conditioning unit must comply with the Standards. Owner must maintain the existing vegetation to soften the view of the improvements from the adjacent properties. The motion carried unanimously.
23. Variance request for a proposed roof material.
Dennis and Maxine McConnell
2312 West Settlers Way
Lot 06, Block 13, Section 02 Village of Grogan's Mill, Village 13
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg to approve the roof as presented. Roof must be installed to manufacturer's specifications.
24. Variance request for an existing patio that encroaches into the five foot side yard easement.
Joanne Cody
70 South Castlegreen Circle
Lot 22, Block 01, Section 52 Village of Cochran's Crossing
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg to approve the patio as presented. 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. The motion carried unanimously.

25. Variance request for an existing eight foot wood picket style fence that exceeds the maximum height allowed and does not comply with the Neighborhood Criteria for the lot.
Rudyard Merriam
3 Biscay Court
Lot 58, 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 Chris Florack and seconded by Danie van Loggerenberg to approve the fence as presented. The motion carried unanimously.
26. Variance request for the existing six foot solid fence that is not located at least three feet back from the front façade of the dwelling, was built with the construction side facing outward from the lot and is visible from the street on the right side.
Robert Cepeda
107 North Deerfoot Circle
Lot 23, Block 02, Section 28 Village of Grogan's Mill
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg to approve the fence not setback three feet on the condition the owner plant and maintain native vegetation to the front on the right hand side, in front of the fence to soften the view from the street; and require the portion of the fence construction side visible to the street is modified to comply with the Standards or the owner coordinate with the neighbor to apply for an adjoining fence that would screen the construction side portions of fencing. The motion carried unanimously.
27. Variance request for the existing six foot solid fence that is not located at least three feet back from the front façade of the dwelling, was built with the construction side facing outward from the lot and the construction side is visible from the street on the right side.
Rachel A. Davis
58 Breezy Point Place
Lot 11, Block 14, Section 01 Village of Indian Springs
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg to table the item. The motion carried unanimously.
28. Consideration and action to pursue legal action for outstanding Covenant violations.
John Stepanski
3 Raindream Place
Lot 68, Block 07, Section 01, Village of Cochran's Crossing
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg 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.
29. Consideration and action to pursue legal action for outstanding Covenant violations.
Jesse T Vanvleck
11 Barnstable Place
Lot 14, Block 03, Section 06, Village of Cochran's Crossing
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg 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.
30. Consideration and action to pursue legal action for outstanding Covenant violations.

Dennis Theaker

10 Barnstable Place

Lot 03, Block 03, Section 06, Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg 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.

31. Consideration and action to pursue legal action for outstanding Covenant violations.

Walter C Wright Jr

7 East Eden Elm Circle

Lot 02, Block 02, Section 04, Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg 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.

32. Consideration and action to pursue legal action for outstanding Covenant violations.

Douglas Laws

14 Barnstable Place

Lot 04, Block 03, Section 06, Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg 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.

33. Consideration and action to pursue legal action for outstanding Covenant violations.

Robert R Key

19 Hornsilver Place

Lot 07, Block 01, Section 31, Village of Cochran's Crossing

This item was reviewed by the full committee. The staff provided a presentation to address the covenant violations on the property. It was moved by Chris Florack and seconded by Danie van Loggerenberg to table the item. The motion carried unanimously.

34. Consideration and action to pursue legal action for outstanding Covenant violations.

Donald A Dirosa

30 Mistyhaven Place

Lot 11, Block 01, Section 16, Village of Cochran's Crossing

This item was reviewed by the full committee. The staff provided a presentation to address the covenant violations on the property. It was moved by Chris Florack and seconded by Kim Hess to approve the pursuit of legal action if not resolved by August 4th, 2015 and allow 120 days to complete the fence repairs needed. The committee authorized 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.

35. Consideration and action to pursue legal action for outstanding Covenant violations.

Eulogio F Alba Ripoli

31 Cottage Grove Place

Lot 52, Block 04, Section 10, Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg 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.

36. Consideration and action to pursue legal action for outstanding Covenant violations.

John J Morris III

50 Driftoak Circle

Lot 40, Block 02, Section 12, Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg 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.

37. Consideration and action to pursue legal action for outstanding Covenant violations.

Hugh T Blair

5 Crinkleroot Court

Lot 14, Block 01, Section 19 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg 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.

38. Consideration and action to pursue legal action for outstanding Covenant violations.

CitiMortgage Inc

94 Marabou Place

Lot 19, Block 02, Section 25 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg 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.

39. Consideration and action to pursue legal action for outstanding Covenant violations.

Joan H Smalley

122 West High Oaks Circle

Lot 21, Block 01, Section 42 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg 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 pursue legal action for outstanding Covenant violations.

Francisco Martinez

1 South Tallowberry Drive

Lot 46, Block 02, Section 07 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 Danie van Loggerenberg 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 pursue legal action for outstanding Covenant violations.

Dennis Heller

2 Meadow Beauty Court

Block 57, Lot 01, Section 07 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 Danie van Loggerenberg 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 pursue legal action for outstanding Covenant violations.

Jessica Lontero

7 South Tallowberry Drive

Lot 43, Block 02, Section 07 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 Danie van Loggerenberg 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 pursue legal action for outstanding Covenant violations.

David French

42 West Tallowberry Drive

Lot 41, Block 01, Section 07 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 Danie van Loggerenberg 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.

V. Public Comments

There were no public comments.

VI. Member Comments

There were no member comments.

VII. Staff Reports

There were no staff reports.

VIII. Adjourn

There being no further business it was moved by Ken Anderson and seconded by Chris Florack to Adjourn the meeting at 7:49p.m.