

## **Development Standards Committee**

**August 5, 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 5:30 p.m.

**II. Consideration and action regarding the minutes of the meeting of July 1<sup>st</sup>, 2015.**

The minutes were reviewed by the committee. It was then moved by Ken Anderson 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. Vice Chair Robert Heineman presented the Summary List as presented by Staff. The list consisted of Items 2, 5-7, 9-12, 14, 15, 17-24, 26-31 & 33-46. Chris Florack inquired if the members were able to visit item 30. They all noted their opportunity to drive by the property and concurred with the summary recommendation. 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. Consideration and action for approval of proposed building, door and monument signs at the Sterling Ridge Professional Center.

Houston Methodist Primary Care Group

6704 Sterling Ridge Drive Suite A

Lot 550 Block 499 Section 46 Village of Sterling Ridge

This item was reviewed by the full committee. The staff provided the committee with a presentation. The owner was not present to address the committee. The committee reviewed the proposed sign. It was moved by Kim Hess and seconded by Danie van Loggerenberg disapprove the proposed sign but to conditionally approve a revised sign that must match the existing sign on the adjacent building for the Lake Woodlands Surgical Center in letter size and color. Additionally it must comply with The Woodlands Commercial Planning and Design Standards. The motion carried unanimously.

2. Consideration and action for building sign located in the Woodlands Crossing Shopping Center.

Chiller Bee Frozen Yogurt

10868 Kuykendahl Rd. Suite A

Lot 100 Block 592, Section 60 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 approve as submitted. Comply with The Woodlands Commercial Planning and Design Standards. The motion carried unanimously.

3. Consideration and action for variance request of proposed building sign, window sign and customer information at The Windvale Shopping Center

Allstate

9420 College Park Drive Suite 140

Lot 500 Block 490, Section 46 Village of Alden Bridge

This item was reviewed by the full committee. The staff provided the committee with a presentation. The owner was present to address the committee. It was moved by Kim Hess and seconded by Danie van Loggerenberg to conditionally approve, allow the logo as presented, sign letters must be white, comply with the Woodlands Commercial Planning and Design Standards. Allstate 1 800 - number and website not allowed on door. Blue “swoosh” on window not approved. The motion carried unanimously.

4. Variance request for a proposed patio cover with a fireplace and 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 reviewed by the full committee. The staff provided the committee with a presentation. The contractor was present to address the Committee. It was moved by Chris Florack and seconded by Danie van Loggerenberg as follows: Conditionally approve the patio cover and fireplace – meet code and standard conditions - Staff to review upon completion if sufficient screening; if additional is needed then plant and maintain evergreen trees (at least 7’ in height at time of planting) to the rear of the structure to screen to side street. Additionally the summer kitchen was conditionally approved, meet code and standard conditions. The motion carried unanimously.
5. 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 Ken Anderson and seconded by Danie van Loggerenberg to approve the remodel on the condition the owner plant and maintain the proposed landscaping beds as submitted. Approval for the sale trailer is for a period of two years and the trailer must be removed or submitted for renewal no later than August 15<sup>th</sup>, 2017. The motion carried unanimously.
6. Variance request for the final approval of the proposed monument sign that exceeds the maximum allowed size and has a logo that exceeds more than ten (10) percent of the overall Tenant’s message area.  
Taco Bell  
4490 Panther Creek Pines  
Lot 0385, Block 0045, Section 0007 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 approve the sign on the condition the sign not exceed 6 feet high from natural grade and no longer than 10 feet wide. Additionally, the sign base must be 18 inches. The frame of the sign should remain “L” shaped in the stone selection noted on the plans; and must have a real stone cap to match the existing stone color approved. The internally illuminated portion of the sign must remain the warmer tone selection, using a standard US LEDSV3-12-W40 (Warm White) selection. The motion carried unanimously.
7. Consideration and action regarding the awnings that do not comply with previously approved plans.  
Yucatan Taco Stand  
24 Waterway Avenue  
Lot 2640, Block 0599, Section 0999 Village of Town Center  
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve the awnings as submitted. The motion carried unanimously.
8. Variance request for the new building sign and interior sign.  
Torchy’s Tacos  
4747 Research Forest Drive  
Lot 0100, Block 0687, 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 deliberated on the placement, the aesthetics, the standards and anchor stores. It was then moved by Kim Hess and seconded by Chris Florack to approve the sign as presented. The motion carried unanimously.

9. Consideration and action for tree removals, forest preserve clearing and landscaping.

Bank of America

4085 College Park Drive

Lot 9034, Block 0051, Section 0067 Village of College Park

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve the proposal on the following conditions: The Mid-Growth clearing is restricted to thinning out the forest preserve from 3' (minimum) to 10' (maximum). The area should only be completely cleared of dead trees and shrubs. Anything green-regardless of caliper, outside the mid-growth clearing view corridor must remain. (Reference the attached diagram regarding the view corridor modifications.) The Committee suggests the owner reach out to Brickman or have the mid-growth clearing supervised by Brickman since they fully understand the clearing limits of The Woodlands. The motion carried unanimously.

10. Consideration and action to allow an extension of time for the temporary building to remain for one year.

Spirit Filled Celebration Church

6565 Research Forest Drive

Lot 0200, Block 0101, Section 0067 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 approve as presented on the condition the Church will only be allowed the temporary building through September 2016. The owner must sign and execute a memorandum of agreement noting the temporary building must be removed by September 30<sup>th</sup> 2016.

11. Consideration and action to install glass panels on the covered stairway entrance in the parking garage.

Chevron Phillips Chemical Company

10001 Six Pines Drive

Lot 9035, Block 0599, Section 999 Village of Town Center

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve the glass panels as presented. The installation must be in accordance with the manufacturer's specification and meet all code requirements.

12. Consideration and action for the addition of planters including redesigning the existing pavers.

Boardwalk at Town Center

2203 Riva Row

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

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve as presented. Any changes must be submitted for review and action and the trees on the south end of the courtyard are not approved for removal. The motion carried unanimously.

13. Variance request to allow for a temporary building.

Hope Pointe Anglican Church

3333 S. Panther Creek Drive

Lot 0250, Block 0045, Section 0007 Village of Panther Creek

This item was heard by the full Committee. The staff provided the Committee with a presentation. Representatives were present to address the committee. It was moved by Chris Florack and seconded by Kim Hess to approve the temporary building as presented on the condition the Church will only be allowed the temporary building through September 2017. The owner must sign and execute a memorandum of agreement noting the temporary building must be removed by September 1, 2017.

14. Variance request to remove portions of the mid-growth in the forest preserve.

Sundale Donuts

3085 College Park Drive

Lot 9058, Block 0555, Section 0000 Village of College Park

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to deny as presented and allow for a forest preserve thinning on the following conditions:

The Mid-Growth clearing is restricted to thinning out the forest preserve from 3' (minimum) to 10' (maximum). The area should only be completely cleared of dead trees and shrubs. Anything green-regardless of caliper, outside the mid-growth clearing view corridor must remain. (Reference the attached diagram regarding the view corridor modifications.) The Committee suggests the owner reach out to Brickman or have the mid-growth clearing supervised by Brickman since they fully understand the clearing limits of The Woodlands. The motion carried unanimously.

15. Consideration and action to approve the East Shore Clubhouse and any integrated improvements located within the Woodloch Forest Right of Way that has Covenants Restrictions Easements Charges and Liens of The Woodlands Community Association.

Village of Town Center

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve the East Shore Club House and any integrated improvements as presented. The motion carried unanimously.

16. Consideration and action to amend the Neighborhood Criteria to increase the maximum amount of living area allowed.

John and Taigi Fu

2711 North Logrun Circle

Lot 05, Block 01, Section 02 Village of Grogan's Mill

This item was reviewed by the full committee. It was moved by Chris Florack and seconded by Ken Anderson to deny the request to amend the Neighborhood Criteria. The committee felt proposals to exceed the maximum amount of living area currently identified should be reviewed with proposed plans and living area in excess of the existing Neighborhood Criteria should be reviewed on a case by case basis by the Committee. The motion carried unanimously.

17. Variance request for a proposed solid wooden fence that will be located beyond the platted building line.

Juan and Maria Celaya

11427 Slash Pine Place

Lot 13, Block 01, Section 08 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 approve as presented on the condition the owners install the proposed landscaped planter bed to the exterior of the fence at the corner of Slash Pine and the private access street to soften and screen the view from the street. The motion carried unanimously.

18. Variance request for the proposed fence that will be located beyond the front façade of the dwelling.

Gustavo Vegas

10904 Sweetspire Place

Lot 26, Block 05, Section 06 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 approve the fence as presented. The motion carried unanimously.

19. Variance request for a proposed fence that would allow the construction side of the fence to be seen from adjacent properties and the fence would not be located at least three feet back from the front façade of the dwelling.

Lisa and Robert Towery

112 South Timber Top Drive

Lot 06, Block 01, Section 15 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 approve as presented on the condition the native evergreen vegetation is installed to

the rear to soften and screen the view of the fence construction side members from the golf course. In addition the fence must meet code and pass final inspection. The motion carried unanimously.

20. Variance request for a proposed walkway that will exceed the maximum width allowed.  
David and Debbie Hilton  
30 Firefall Court  
Lot 08, Block 03, Section 48 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 approve the walkway as presented on the condition the owner maintain the existing vegetation in front of the walkway to soften and screen the view.
21. Variance request for a proposed patio cover with integrated summer kitchen that would be located in the ten foot rear easement and cause the lot to further exceed the maximum hard surface area allowed.  
John and Stephanie Ourso  
2714 Timberjack Place  
Lot 12, Block 06, Section 06 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 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 Standards.
22. Variance request for the proposed patio cover with integrated summer kitchen that will encroach past the rear twenty-five foot setback.  
George Michie  
7 Deer Lake Court  
Lot 13, Block 06, Section 28 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 approve as presented on the condition the owner maintain the existing vegetation to the rear of the property to soften and screen the view. The improvements meet code and pass final inspection. Additionally the improvement must not halt or materially impede drainage as defined in the Residential Development Standards.
23. Variance request for proposed paving that will encroach past the twenty foot sanitary sewer and rear drainage easements.  
Judith Golley  
10 Dorset Square  
Lot 12, Block 01, Section 45 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 as presented. Approval by this committee does not constitute approval by the additional easement holders or entities. It is the owner's responsibility to obtain those approvals and may be subject to removal. The owner must ensure placement of the proposed improvements does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
24. Variance request for proposed modifications to an existing storage building that exceeds the maximum floor area allowed and the maximum height allowed for buildings built with materials that do not match the home and was considered to not be compatible with the home and neighborhood when viewed by the Residential Design Review Committee.  
Daniel L. Billingsley  
10 West Rumpcreek Place  
Lot 32, Block 03, 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 approve the modified storage building.

25. Variance request for a proposed color and roof that were determined to be incompatible with the neighborhood when reviewed and acted upon by the Residential Design Review Committee.  
Stephanie Ruckert  
60 Woodhaven Wood Drive  
Lot 31, Block 04, Section 28 Village of Grogan's Mill  
This item was heard by the full Committee. The owner and surrounding neighbors were present to address the committee. The Committee reviewed the colors and materials proposed and identified the areas proposed for change. It was then moved by Ken Anderson and seconded by Chris Florack to deny the proposal as presented and require the owner submit a revision with less contrast. Robert Heineman was not present for the vote. The motion carried.
26. Variance request for a proposed generator that will encroach more than three feet into the ten foot rear yard easement and may cause impact to neighboring properties.  
Bob Lewis  
55 South Castlegreen Circle  
Lot 15, Block 02, Section 52 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 approve as presented on the condition the improvement meets code and passes final inspection. Additionally, approval by this committee does not constitute approval by the additional easement holders. It is the owner's responsibility to obtain those approvals and maybe subject to removal. The motion carried unanimously.
27. Variance request for the existing paving that exceeds the maximum allowed width for a walkway and encroaches into easement.  
Joseph Anderson  
27 Dellforest Court  
Lot 39, Block 02, Section 09 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 approve as presented. Approval by this committee does not constitute approval by any additional easement holders. It is the owner's responsibility to obtain those approvals and maybe subject to removal.
28. Variance request for the existing paving that encroaches into the right side easement.  
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 Ken Anderson and seconded by Danie van Loggerenberg to approve as presented. Approval by this committee does not constitute approval by any additional easement holders. It is the owner's responsibility to obtain those approvals and maybe subject to removal.
29. Variance request for an existing playhouse that contains an elevated floor area greater than 72 square feet and encroaches into the ten foot rear yard easement.  
Paul Thomas Cooke  
4 Cornerbrook Place  
Lot 05, Block 01, Section 02 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 deny the variance and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner to remove the play house from the lot when the owner no longer owns the home, sells or transfers title or when the play house is in disrepair and in need of replacement, whichever comes first. The memorandum will be recorded at the courthouse and binding on the land. It is the owner's responsibility to obtain any allowances by the additional easement holds and may be subject to removal.
30. Variance request for the existing color change that was determined to be incompatible with the home and neighborhood when reviewed and acted upon by the Residential Design Review Committee.  
Tumo Properties LLC  
19 Grogan's Point Court

Lot 33, Block 03, Section 44 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 approve as submitted. The motion carried unanimously.

31. Variance request for an existing eight foot capped shadowbox (K) style fence which exceeds the maximum height allowed.  
Robert Smith  
54 Lakeridge Drive  
Lot 04, Block 01, Section 03, Forest Lake, 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 approve on the condition the owner maintain the vegetation at the front corner to screen the view of the fence corner from the street. The motion carried unanimously.
32. Variance request for an existing fence that was built with the construction side facing out.  
Corey T. Kilpatrick  
95 West White Willow Circle  
Lot 06, Block 02, Section 03 Village of Panther Creek  
This item was heard by the full Committee. The staff provided the Committee with a presentation. It was moved by Danie van Loggerenberg and Chris Florack to deny the variance request as presented. The motion carried unanimously.
33. Consideration and Action to proceed with legal action for outstanding Covenant violations.  
Joyce L Barrett  
2 Skyland Place  
Lot 13, Block 06, Section 06, 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 withdraw the item from the agenda. The motion carried unanimously.
34. Consideration and Action to proceed with legal action for outstanding Covenant violations.  
Jeffrey S Jackson  
3 Hidden View Place  
Lot 58, Block 01, Section 17, 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 withdraw the item from the agenda. The motion carried unanimously.
35. Consideration and Action to proceed with legal action for outstanding Covenant violations.  
Amanda Ohm  
6 Sylvan Forest Drive  
Lot 04, 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 Ken Anderson 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 proceed with legal action for outstanding Covenant violations.  
Mary Moore  
7 Poplar Hill Place  
Lot 14, Block 05, Section 06, 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 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 after September 15th, 2015, 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 proceed with legal action for outstanding Covenant violations.

Robert R Key

19 Hornsilver Place

Lot 31, Block 01, Section 7, 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 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 proceed with legal action for outstanding Covenant violations.

Mohammad I Farooq

26 West Mistybreeze Circle

Lot 07, 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 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 proceed with legal action for outstanding Covenant violations.

Marck Henthorn

103 South Copper Sage Circle

Lot 51, Block 01, Section 12, 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 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.

Moquin V Sims Sr.

33 Night Hawk Place

Lot 11, Block 07, Section 25 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 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.

Jeffery Smith

110 Marabou Place

Lot 23, 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 Ken Anderson 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 proceed with legal action for outstanding Covenant violations.

George Murray

2016 Royal Oak Place

Lot 26, Block 09, Section 03 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 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.

Urall Donahoe

6 Elk Crossing Drive

Lot 19, Block 02, Section 05 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 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.

44. Consideration and Action to proceed with legal action for outstanding Covenant violations.

Nazanin Mohammadi

1 East Wedgewood Glen

Lot 01, Block 06, Section 11 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 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.

45. Consideration and Action to proceed with legal action for outstanding Covenant violations.

Rosemarie Anderson

29 West Southfork Pines Circle

Lot 06, Block 02, Section 17 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 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.

46. Consideration and Action to proceed with legal action for outstanding Covenant violations.

Francis Scheidell

44 South Circlewood Glen

Lot 22, Block 02, Section 22 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 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 Kim Hess and seconded by Ken Anderson to adjourn the meeting at 6:49p.m. The motion carried unanimously.