

Development Standards Committee

November 18, 2015 at 5:30 PM

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

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

Members Absent: Ken Anderson

Staff Present: Kim McKenna, Sharlene Novak, Danielle Allen and Kathleen Eaton

I. Welcome/Call Meeting to Order

The meeting was called to order by Deborah Sargeant at 5:31 p.m.

II. Consideration and Action of the minutes of the Development Standards Committee (DSC) Meeting on October 21, 2015.

The minutes were reviewed by the committee. It was moved by Kim Hess and seconded by Danie van Loggerenberg to approve the minutes as presented. Deborah Sargeant and Chris Florack abstained. The motion carried.

III. Consideration and Action on the Applications and Covenant Violations in Section V recommended for Summary Action.

This item was heard by the full committee. Chairman Deborah Sargeant presented the Summary List as presented by Staff. The list consisted of Items 1-4, 6, 7, 11-17, 21, 22, 24, 27-28, 30-41. It was moved by Chris Florack and seconded by Walter Lisiewski to approve the summary list. The motion carried unanimously.

IV. Consideration and action regarding temporary containers and/or use of garage space at the following residential and commercial properties in The Woodlands, by United Parcel Service, for the storage and distribution of packages over the Winter Holiday Season.

A. The Church of Alden Bridge

8050 Branch Crossing Drive

Lot 0100, Block 0224, Section 0047 Village of Alden Bridge

This item was heard by the full committee. The staff provided to committee with a presentation regarding all containers. Representatives and affected neighbors were present to address the committee. It was moved by Chris Florack and seconded by Walter Lisiewski to approve the storage container on the condition the "POD" temporary storage containers are relocated to the staff recommended alternate location for subsections A and B and all containers specified in section A-E must comply with the following specifications:

- Installation should occur no sooner than the second Monday of November and to be removed no later than January 15th.
- Approval is for two years and must be renewed biannually.
- Delivery and pick up from the designated areas should be consistent with the Commercial Planning and Design Standards related to construction hours of operation.
- PODS may only be located in the locations specified below.

The motion carried unanimously.

B. Living Word Lutheran Church

9500 N. Panther Creek Drive

Lot 0205, Block 0547, Section 0400 Village of Panther Creek

This item was heard by the full committee. The staff provided to committee with a presentation regarding all containers. Representatives and affected neighbors were present to address the committee. It was moved by Chris Florack and seconded by Walter Lisiewski to approve the storage container on the condition the "POD" temporary storage containers are relocated to the staff recommended alternate location for subsections A and B and all containers specified in section A-E must comply with the following specifications:

- Installation should occur no sooner than the second Monday of November and to be removed no later than January 15th.
- Approval is for two years and must be renewed biannually.
- Delivery and pick up from the designated areas should be consistent with the Commercial Planning and Design Standards related to construction hours of operation.
- PODS may only be located in the locations specified below.

The motion carried unanimously.

C. Congregation Beth Shalom

5125 Shadowbend Drive

Lot 0290, Block 0163, Section 0047 Village of Cochran's Crossing

This item was heard by the full committee. The staff provided to committee with a presentation regarding all containers. Representatives and affected neighbors were present to address the committee. It was moved by Chris Florack and seconded by Walter Lisiewski to approve the storage container on the condition the "POD" temporary storage containers are relocated to the staff recommended alternate location for subsections A and B and all containers specified in section A-E must comply with the following specifications:

- Installation should occur no sooner than the second Monday of November and to be removed no later than January 15th.
- Approval is for two years and must be renewed biannually.
- Delivery and pick up from the designated areas should be consistent with the Commercial Planning and Design Standards related to construction hours of operation.
- PODS may only be located in the locations specified below.

The motion carried unanimously.

D. Community Christian Church

10801 Falconwing Drive

Lot 0210, Block 0592, Section 0060 Village of Indian Springs

This item was heard by the full committee. The staff provided to committee with a presentation regarding all containers. Representatives and affected neighbors were present to address the committee. It was moved by Chris Florack and seconded by Walter Lisiewski to approve the storage container on the condition the "POD" temporary storage containers are relocated to the staff recommended alternate location for subsections A and B and all containers specified in section A-E must comply with the following specifications:

- Installation should occur no sooner than the second Monday of November and to be removed no later than January 15th.
- Approval is for two years and must be renewed biannually.
- Delivery and pick up from the designated areas should be consistent with the Commercial Planning and Design Standards related to construction hours of operation.
- PODS may only be located in the locations specified below.

The motion carried unanimously.

E. Holly Creek Apartments

333 Holly Creek Court

Lot 0210, Block 0045, Section 0040 Village of Panther Creek

This item was heard by the full committee. The staff provided to committee with a presentation regarding all containers. Representatives and affected neighbors were present to address the committee. It was moved by Chris Florack and seconded by Walter Lisiewski to approve the storage container on the condition the "POD" temporary storage containers are relocated to the staff recommended alternate location for subsections A and B and all containers specified in section A-E must comply with the following specifications:

- Installation should occur no sooner than the second Monday of November and to be removed no later than January 15th.
- Approval is for two years and must be renewed biannually.
- Delivery and pick up from the designated areas should be consistent with the Commercial Planning and Design Standards related to construction hours of operation.
- PODS may only be located in the locations specified below.

The motion carried unanimously.

F. Richard Lamb

15 Cornerbrook Place

Lot 0010, Block 0001, Section 0002 Village of Cochran's Crossing

This item was heard by the full committee. The staff provided to committee with a presentation regarding all containers. Representatives and affected neighbors were present to address the committee. The committee deliberated on the business use in the home and concerns regarding impact. It was then moved by Robert Heineman to approve the use with conditions. Robert Heineman then withdrew his motion. The committee felt this type of package storage and delivery was inappropriate for a neighborhood of single family homes. It was then moved by Deborah Sargeant and seconded by Walter Lisiewski to deny the request for a home business. The motion carried unanimously.

V. Consideration and Action of the Applications and Covenant Violations.

1. Consideration and action for exterior remodeling including a modified background for the building sign, arbors, awnings and extended patio area.

Torchy's Tacos

4747 Research Forest Drive

Lot 0100, Block 0687, Section 0047 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 Walter Lisiewski to approve on the conditions the service entry door at the rear of the building is restricted to the suite number only in white lettering consistent with the Village of Cochran's Crossing Shopping Center sign criteria; and does not include a "Torchy's Taco" sign. Additionally, the cinder block knee wall at the base of the patio fencing must be painted to match the existing grey tile wainscot along the existing building. All improvement must be built in accordance with the Commercial Planning and Design Standards comply with code and pass all inspections. Approval by this committee does not constitute approval by the county it is the owner's responsibility to obtain any necessary permit with the county. The motion carried unanimously.

2. Variance request for replacement of two monument signs in the village shopping center that do not match the signs in the surrounding commercial areas.

Shell

4655 Research Forest Drive

Lot 0200, Block 0051, Section 0047 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 Walter Lisiewski to approve as presented. The motion carried unanimously.

3. Variance request for a proposed building sign to allow an exposed raceway.
Domino's
3026 College Park Drive
Lot 9018, Block 0555, Section 0999 Village of College Park
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Walter Lisiewski to approve as presented on the condition the raceway should be painted to match the brick of the building. The motion carried unanimously.
4. Consideration and action to approve pursuit to Amend the Initial Land Use Designation from church use to residential/ townhome use for the 0.998 acre tract of land out of the Walker County School Land Survey, A-599, in the Woodlands Village of Grogan's Mill Section 70 .
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Walter Lisiewski to approve as presented and allow the owner to obtain approval from all entities in order to amend the land use. The motion carried unanimously.
5. Consideration and action regarding the addition of sports field lighting.
Cattail Park
9323 Cochran's Crossing Drive
Lot 0001, Block 0257, Section 0067 Village of Cochran's Crossing
This item was heard by the full committee. The staff provided to committee with a presentation. Chris Nunes and John McGowan of the Woodlands Township Parks Department were present to address the Committee. Adjacent property owners Sharon Demerse of 6 Purple Martin Place and Greg Burkett of 11 Purple Martin Place were also present and asked questions regarding the proposal. Ms. Demerse expressed concerns about lighting and Mr. Burkett asked if team sports would be played at this park. Chris Nunes stated that the lighting would be shielded and the field would be used mostly for team practice. It was moved by Robert Heineman and seconded by Dane van Loggerenberg to approve the addition of sport field lighting on the condition vegetation is added to any areas of the forest preserve as needed to mitigate visibility of the lights to adjacent property owners. The motion carried unanimously.
6. Consideration and action to renovate existing monument signs and add a logo on all five signs throughout the property.
YMCA
6145 Shadowbend Drive
Lot 0200, Block 0163, Section 0047 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 Walter Lisiewski to approve as presented on the condition sign "D" must include the address numbers all signs should be installed in accordance with the Commercial Planning and Design Standards. The motion carried unanimously.
7. Consideration and action regarding the new home construction
Mary Ross Custom Homes LLC
29 South Doe Run Drive
Lot 07, Block 01, Section 16 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 Walter Lisiewski to approve on the condition the owner provide a landscaping plan to the staff for final review that establishes reforestation of the lot due to trees removed during demolition. The motion carried unanimously.
8. Variance request for a proposed new home construction that will exceed the maximum hard surface area and living area allowed, and will encroach into the fifteen foot side and fifty foot front building line and setback.
K & C Classic Homes

26 West Isle Place

Lot 12, Block 01, Section 25 Village of Panther Creek

This item was heard by the full committee. The staff provided to committee with a presentation noting the request for a new home construction that exceeds the hard surface, maximum amount of living area allowed and encroached into the front and side yard setbacks. Representatives for K & C Classic Homes for the construction of the home were present to address the committee as well as affected neighbors. The committee deliberated on the constructions of the house and whether a buyer was involved that might be directing the design of the home. The representative noted the house was a spec house. It was then moved by Chris Florack and seconded by Danie van Loggerenberg to deny the construction of the home as presented and require the house be redesigned to respect the front and side yard setbacks. The committee noted upon resubmission they would allow a variance for the proposed living area and hard surface but would not consider a variance for encroachments into any setbacks. The motion carried unanimously.

9. Variance request for proposed outdoor living area that will encroach into the rear setback and the paving will exceed the maximum amount of hard surface area allowed.

Edward D Arens

47 South Taylor Point Drive

Lot 36 Block 3, Section 13 Village of Alden Bridge

This item was heard by the full committee. The staff provided to committee with a presentation. The owner and architect were present to address the committee. This concept was originally reviewed at the September 16 meeting and disapproved by the committee with a recommendation to submit revisions. It was moved by Chris Florack and seconded by Kim Hess to conditionally approve the revised concept. Submit sealed plans and fees, meet code and standard conditions and add landscape to soften and screen view. Staff to review upon completion. The motion carried unanimously.

10. Consideration and action to amend the conditions of approval for the driveway extension acted on at the Development Standards Committee meeting of September 16th, 2015.

Butler

3 Petaldrop Place

Lot 30, Block 1, Section 64 Village of Alden Bridge

This item was heard by the full committee. The staff provided to committee with a presentation. The owner was present to address the committee. It was moved by Chris Florack and seconded by Danie van Loggerenberg to amend the conditions of approval for the driveway extensions acted on at the September 16th meeting. The motion carried unanimously.

11. Variance request for a proposed patio cover that encroaches into the rear setback.

Donald Fries

10 Ivory Moon Place

Lot 10 Block 2, Section 10 Village of Indian Springs (TWA)

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Walter Lisiewski to approve as presented on the condition the improvements meet code and pass final inspection. Additionally the home owner must plant and maintain 2 native evergreen trees at least seven feet tall at the time of planting to soften and screen the view to the rear. Approval by this committee does not constitute approval by the additional easement holder. The owner must ensure the improvements must not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

12. Consideration and Action to allow a Home Business Renewal

Payton and Samantha Ruddock

74 Deer Plain Drive

Lot 13 Block 1, Section 24 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Walter Lisiewski to approve on the condition the business complies with the Standards. Additionally the business may be revoked if a violation of the Standards occurs or by the committee at any time. The motion carried unanimously.

13. Variance request for a proposed patio cover does not respect the fifteen foot rear setback.

Francisco Alatorre

2 Moatwood Court

Lot 13, Block 03, Section 80, 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 Walter Lisiewski to approve on the condition the owner maintain the existing vegetation to soften and screen the view to the rear and require the staff review the completed plantings for compliance with the conditions of approval. The owner must ensure the improvements must not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

14. Variance request for a proposed driveway extension that will exceed the maximum width allowed.

Gary W Graham

222 South Maple Glade Circle

Lot 04 Block 02 Section 38 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 Walter Lisiewski to approve on the condition the owner modify the apron at the street right of way to flare to match the opposite side of the driveway. The motion carried unanimously.

15. Variance request for an existing rear yard patio that encroaches into the five foot side yard easement.

Gary W Graham

222 South Maple Glade Circle

Lot 04 Block 02 Section 38 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 Walter Lisiewski to approve as presented. The motion carried unanimously.

16. Variance request for a proposed driveway extension will exceed the maximum width allowed.

Gregory J McKellar

74 South Taylor Point Drive

Lot 33 Block 01 Section 13 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Walter Lisiewski to approve as presented on the condition the owner must maintain the existing vegetation in the front yard around the walkway area in order to soften and screen the view. The motion carried unanimously.

17. Variance request for an existing summer kitchen that encroaches into the ten foot rear yard easement.

George Daly

83 North Silver Crescent Circle

Lot 31, Block 2, Section 1 Village of Alden Bridge

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

18. Variance request for a proposed gray fence color that is not one of the approvable fence stains.

Laszlo Benkovics and Ana Paredes

7 Indigo Bunting Place

Lot 46 Block 1, Section 13 Village of Creekside Park

This item was heard by the full committee. The staff provided the committee with a presentation. It was moved by Deborah Sargeant and seconded by Kim Hess to disapprove the proposed color and recommend

that the homeowner use an approvable color fence stain. The motion carried unanimously. It was noted that this should be brought to the next DSC/RDRC Joint Meeting.

19. Variance request for a proposed patio cover which was not considered to be architecturally compatible in regards to mass, scale and proportion when acted upon by the Residential Design Review Committee.
Michael De Los Reyes
87 South Greenprint Circle
Lot 13 Block 1, Section 24 Village of Creekside Park
This item was heard by the full committee. The staff provided the committee with a presentation. The owner was present to address the committee. It was moved by Robert Heineman and seconded by Chris Florack to conditionally approve the patio cover, Meet code and standard conditions, plant and maintain evergreen trees at least 7' tall at time of planting as screening to the right side. The motion carried unanimously.
20. Variance request for a proposed fence that will encroach into the twenty foot platted building line and will not be setback at least three feet from the front facade of the dwelling.
Donggil Song
11 Teakwood Place
Lot 19 Block 01 Section 82 Village of Alden Bridge
This item was heard by the full committee. The staff provided the committee with a presentation. The owner was present to address the committee. It was moved by Robert Heineman and seconded by Danie van Loggerenberg to deny the fence as presented and require it to be set back 3 feet from the front façade. The fence may only encroach 5 feet over the 20 foot building line and must follow the proposed 45 degree angle at the rear to meet with the existing fence at the property line. It must also have continuous landscaping along the exterior of the fence. The motion carried unanimously.
21. Variance request for a proposed fence stain color that was not considered to be an approvable muted shade for fence stains.
David W. Miller
130 South Bluff Creek Circle
Lot 34 Block 02 Section 73 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 Walter Lisiewski to approve the fence stain color as presented. The motion carried unanimously.
22. Variance request for an existing patio cover with flagstone paving and wood decking that encroaches into the ten foot rear yard easement.
Jimmy Finster Jr
27 Baylark Place
Lot 22 Block 01 Section 09 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 Walter Lisiewski to approve paving and decking as submitted and deny the patio cover as presented and require the owner execute a memorandum of agreement to remove the patio cover from the lot when the owner no longer owns the home, sells or transfers title or when the patio cover is in disrepair and requires maintenance. The memorandum will be recorded at the courthouse and binding on the land. The motion carried unanimously.
23. Variance request for an existing basketball goal with concrete pad that is located in the street right of way.
Maudri Real Estate LLC
206 Pinto Point Drive
Lot 91 Block 01, Section 12 Village of Creekside Park

This item was heard by the full committee. The staff provided the committee with a presentation. It was moved by Kim Hess and seconded by Danie van Loggerenberg to disapprove the basketball goal and concrete pad and require they both be removed from the street right-of-way. The motion carried unanimously.

24. Variance request for a proposed basketball goal that would encroach into the five foot side easement.
Brian Kiscoe
35 N Player Manor Circle
Lot 09 Block 02, Section 82 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 Walter Lisiewski to approve the basketball goal as presented. The motion carried unanimously.
25. Variance request for the existing storage shed that exceeds the maximum allowed height and encroaches into the rear yard easement.
Switzer
46 Poplar Pine Court
Lot 66 Block 3, Section 11 Village of College Park
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Walter Lisiewski to deny the storage shed and consent to delay enforcement based upon the execution of a memorandum of agreement to remove the storage shed from the easement when the owner no longer owns the home, sells or transfers title or when the storage shed is in disrepair and requires maintenance. The memorandum will be recorded at the courthouse and binding on the land. The motion carried unanimously.
26. Variance request for an existing detached storage shed that encroaches into the five foot side yard easement.
Abelardo Basurito Reyes
91 North Acacia Park Circle
Lot 04 Block 04, Section 28 Village of Alden Bridge
This item was heard by the full committee. The staff provided the committee with a presentation. It was moved by Robert Heineman and seconded by Kim Hess to disapprove the shed at its current location and as proposed and suggested the owner consider applying for the staff alternate location and to be allowed with a Memorandum of Agreement. The motion carried unanimously.
27. Variance request for an existing detached storage shed that encroaches into the rear and side yard easements.
Reynaldo E Domingo
3 English Lavender Place
Lot 34 Block 02, Section 24 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 Walter Lisiewski to approve as presented. The motion carried unanimously.
28. Variance request for an existing detached storage shed that encroaches into the rear yard easement.
Michael Kresowski
118 South Vesper Bend Circle
Lot 12 Block 03, Section 30 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 Walter Lisiewski to deny the storage shed and consent to delay enforcement based upon the execution of a memorandum of agreement to remove the storage shed from the easement when the owner no longer owns the home, sells or transfers title or when the storage shed is in disrepair and requires maintenance. The memorandum will be recorded at the courthouse and binding on the land. The motion carried unanimously.

29. Consideration and action regarding covenant violations related to front yard landscaping and requirement for forty percent non grass in the front yard.
McClagherty
90 Player Oaks Place
Lot 10, Block 1, Section 72, Village of Sterling Ridge
This item was heard by the full committee. The staff provided to committee with a presentation. It was moved by Deborah Sargeant and seconded by Robert Heineman to affirm the staff determination that the front yard is considered in violation of the Residential Standards and advised the staff to continue with the violations process. Danie van Loggerenberg was not present for this vote. All other DSC members were in favor and the motion carried.
30. Consideration and action to pursue legal action for outstanding Covenant violations.
David Hauser
75 North Emory Bend Place
Lot 10, Block 01, Section 07 Village of College Park
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Walter Lisiewski 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 submitting a final passing inspection report for a summer kitchen and pergola from a qualified inspector as defined in The Woodlands Residential Development Standards) 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.
31. Consideration and action to pursue legal action for outstanding Covenant violations.
Thomas M Huey
114 West Greywing Circle
Lot 06 Block 04 Section 09 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 Walter Lisiewski 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 mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds and by to repairing siding and window screens on second floor of 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.
32. Consideration and action to pursue legal action for outstanding Covenant violations.
Brandon A. Sager
93 West Night Heron Place
Lot 12 Block 01 Section 2 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 Walter Lisiewski 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 removing debris including but not limited to portable toys 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.

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

Frank D. Zapata

95 East Whistlers Bend Circle

Lot 14 Block 2 Section 81 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Walter Lisiewski 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 or submitting an application for the paving installed on the sides of the driveway) 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.

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

Matthew Mattessich

18 Troll Woods Court

Lot 23, Block 3, Section 81 Village of Alden Bridge

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

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

Robert E Lordon Jr.

55 West New Avery Place

Lot 72, Block 1, Section 26 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 Walter Lisiewski 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.

36. Consideration and action to pursue legal action for outstanding Covenant violations.
June M Morgan
3 East Sienna Place
Lot 9, Block 1, Section 30 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 Walter Lisiewski 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 maintaining pool and/or equipment and repairing and/or replacing roof 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.
37. Consideration and action to pursue legal action for outstanding Covenant violations.
Andrew J. Ogan
38 East Sterling Pond Circle
Lot 10 Block 3 Section 3 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 Walter Lisiewski 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 debris and removing and storing trailer, 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.
38. Consideration and action to pursue legal action for outstanding Covenant violations.
Thomas D Loftis
6 Sentinel Place
Lot 11 Block 2 Section 4 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 Walter Lisiewski 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 submitting an application for the roof change) 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.
39. Consideration and action to pursue legal action for outstanding Covenant violations.
Richard Johnson
91 North Misty Dawn Drive
Lot 32, Block 1, Section 5 Village of College Park
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Walter Lisiewski 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.

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

Santiago Gonzales

86 West Canyon Wren Circle

Lot 19 Block 2 Section 13 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Walter Lisiewski 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 submitting a final passing inspection from a qualified inspector as defined in The Woodlands Residential Development Standards for the pool) 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.

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

Alifiya Fakhri

46 Clovergate Circle

Lot 19, Block 1, Section 54 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 Walter Lisiewski 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 meeting DSC conditions to remove pavers from easement, plant and maintain evergreen screening at least 7 feet tall at the time of planting along the right side fence to lessen the impact to the neighbor and sign Memorandum of Agreement) 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.

VI. Consideration and Action regarding lot to lot drainage concerns, including but not limited to, 63 Glentrace Circle in the Village of Alden Bridge and the surrounding properties and possible revisions of the Standards in regard to drainage.

The owners of 63 Glen Trace and 138 Split Rock Cove addressed the committee regarding their concerns about drainage. The staff noted that the information had been forwarded to the Strong Firm and the staff is awaiting legal counsel's response. It was moved by Deborah Sargeant and seconded by Chris Florack that this item be tabled until legal counsel can be consulted. The motion carried unanimously.

VII. Consideration and Discussion regarding vehicles that have signs.

It was moved by Deborah Sargeant and seconded by Kim Hess to withdraw this item because the homeowner who requested this be on the agenda was not present.

VIII. Public Comments

There were no public comments.

- IX.** Member Comments
There were no member comments.
- X.** Staff Reports
There were no staff reports.
- XI.** Adjourn
There being no further business it was moved by Chris Florack and seconded by Walter Lisiewski to adjourn the meeting at 7:53 p.m. The motion carried unanimously.