

Development Standards Committee

December 16, 2015 at 5:30 PM

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

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

Members Absent: Kim Hess and Walter Lisiewski

Staff Present: Neslihan Tesno, Kim McKenna, Sharlene Novak and Danielle Allen

Legal Counsel: Brett Strong, The Strong Firm

I. Welcome/Call Meeting to Order

The meeting was called to order by Chair Deborah Sargeant at 5:32 p.m.

II. Consideration and Action of the minutes of the Development Standards Committee (DSC) Meeting on November 18, 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 Violations in Section VI recommended for Summary Action.

This item was heard by the full committee. Chair Deborah Sargeant presented the Summary List as presented by Staff. The list consisted of Items 1-3, 5, and 9-26. Items 33 and VII were tabled. Item 4 was withdrawn. It was moved by Chris Florack and seconded by Ken Anderson to approve the summary list. The motion carried unanimously.

IV. Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071, Texas Government Code. 5:39 p.m.

V. Reconvene in Public Session 5:54 p.m.

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

1. Consideration and action regarding the final plans for the proposed Outreach Building and Site work.

St. Anthony of Padua Catholic Church
7801 Bay Branch Drive
Lot 0001, Block 0000, Section 0039 Village of Cochran's Crossing
7985 Bay Branch Drive and
Lot 2000, Block 0257, Section 0047 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 Ken Anderson to approve the final plans for the proposed outreach building and site work on the following conditions:

- Save as many existing trees as possible located between the outreach building and the sports field. Reference landscape plan with trees identified to remain.

- Add an additional landscape bed along the east side of the outreach building to soften and screen the view between the building and the paved areas.
- Allow the proposed landscape island furthest east of the parking lot, in order to accommodate the required landscaping near the building.
- Planter beds at the front entry should be redesigned to reduce the size of the entry landscaping and maintain the existing forest preserve. Landscaped entryway should remain in accordance with the Commercial Planning and Design Standards.
- All netting and posts located on the backstop and the batting cages must be black.
- All improvement must meet code and pass final inspection.

Approval by this committee does not constitute approval by County. Owner must maintain any required county permits. The motion carried unanimously.

2. Consideration and action to install a metal canopy over the existing stairwell located at the top of the parking garage.
Chevron Phillips Chemical Company
10001 Six Pines Drive
Lot 9035, Block 0999, Section 999 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 Ken Anderson to approve as presented on the condition the structure is painted to match the color of the parking garage and verification that the Woodlands Township staff confirms a recommendation to approve by the Development Review Committee. All improvements must meet code and pass final inspection. Approval by this committee does not constitute approval by the county. It is the owner's responsibility to obtain those approvals. The motion carried unanimously.
3. Consideration and action regarding the proposed final landscape plan for the banquet facility.
Woodlands Country Club - Palmer Course
100 Grand Fairway
Lot 0001, Block 0257, Section 0060 Village of Cochran's Crossing
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to approve on the condition the owner maintain the existing vegetation noted between the lake and the new banquet hall. Additionally the owner must plant and maintain vegetation to provide more forestation between the building and the areas toward the lake and the parking lot. The motion carried unanimously.
4. Variance request for monument, building and storefront signs that may include a tagline and are proposed to have a logo that exceeds the maximum size allowed.
Nationwide Insurance
5202 Shadowbend Drive
Lot 0220, Block 0163, Section 0047 Village of Cochran's Crossing
This item was staff approved prior to the meeting.
5. Variance request for the proposed construction of a new home that exceeds the maximum living area square footage allowed.
Kyle A. Mathis
21 Crinkleroot Court
Lot 06, 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 Ken Anderson to approve the proposed home on the conditions that all improvements meet code and pass final inspection. Variance request for the proposed construction of a new home that will exceed maximum amount of hard surface and living area square footage allowed; and will encroach into the fifteen foot side and fifty foot front building line and setback. The motion carried unanimously.

6. 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 the committee with a presentation. The owner was not present to address the committee. It was moved by Deborah Sargeant and seconded by Ken Anderson to approve the new home plans as submitted. The motion carried unanimously.

7. Consideration and action to Amend the Initial Land Use Designation to modify the hard surface area, maximum amount of square footage allowed and for construction.

Grogan's Mill Section 60

Lots 1-16, Block 02, Section 60 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 Ken Anderson to approve the ILUD Amendment. The motion carried unanimously.

8. Consideration and action to approve legal action for Covenant Violations on the home.

Alejandro Ballesteros on behalf of Javier Vega & Wells Fargo

3 Rain Fern Court

Lot 10, Block 01, Section 40 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 Deborah Sargeant and seconded by Chris Florack 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 time frame 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 staff does not resolve these violations prior to filing the lawsuit.

9. Variance request for an existing pool decking that encroaches into the rear and side yard easements.

Charles A. Vernon

19 Mason Pond Place

Lot 1 Block 2, Section 10 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 Ken Anderson to approve as submitted. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.

10. Variance request for an existing driveway extension that will exceed the maximum width allowed.
Norman C. TSE
299 North Maple Glade Circle
Lot 31 Block 1 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 Ken Anderson to approve as submitted. The motion carried unanimously.

11. Variance request for an existing satellite dish that is not located at least half way back from the front façade of the home.
Tonya Scott
194 Hearthshire Circle
Lot 48 Block 1, Section 99 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 Ken Anderson to approve as submitted. The motion carried unanimously.

12. Consideration and Action to allow a Home Business Renewal
Ben Stallings
150 Golden Autumn Place
Lot 11, Block 3, Section 84 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 Ken Anderson to conditionally approve the home business to sell firearms under strict guidelines based upon conditions set forth in signed document on file. Owner must renew in two years and comply with Home Business Standards. The motion carried unanimously.

13. Consideration and action to pursue legal action for outstanding Covenant violations.
Doyle Farquhar
7 Leaf Spring Place
Lot 32 Block 3 Section 10 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 Ken Anderson to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing and storing the trash and recycle carts out of public view) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

14. Consideration and action to pursue legal action for outstanding Covenant violations.
Bulent Izgec
3 Sunny Oaks Place
Lot 28, Block 2, Section 9 Village of College Park (Harpers Landing)
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing and storing the trash and recycle

carts out of public view) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Fitzgerald Trust

34 Terrell Trail Court

Lot 46, Block 2, Section 3 Village of College Park (Harpers Landing)

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

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

Michael T. Keebaugh

33 Lightwood Trace

Lot 17 Block 2 Section 20 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 Ken Anderson to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing and storing the trash and recycle carts out of public view) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

J. Robert Isaacson

38 Ginger Springs Place

Lot 1, Block 2, Section 1 Village of College Park (Harpers Landing-Trade Center)

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing and storing the trash and recycle carts out of public view) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial

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

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

Mark A. Day

102 North Creekmist Place

Lot 15, Block 2, Section 4 Village of College Park (Harpers Landing)

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

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

Loga LLC

103 East Cove View Trail

Lot 53 Block 1 Section 6 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 Ken Anderson to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing and storing the trash and recycle carts out of public view) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Michael Anastos

2 Inland Prairie Drive

Lot 14 Block 2 Section 9 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 Ken Anderson to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing and storing the trash and recycle carts out of public view) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Carmen M Vito Jr. JR

11 Indigo Bunting Place

Lot 47 Block 1 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 Ken Anderson to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing and storing the trash and recycle carts out of public view) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Anthony Trinidad

3 Bark Bend Place

Lot 19, Block 1, Section 16 Village of College Park (Harpers Landing)

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

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

John Wayne McCampbell

61 Silver Crescent Court

Lot 25 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 Ken Anderson to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing and storing the trash and recycle carts out of public view) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Estate of Eugene & Alice Gorham, c/o Donald Reinke

74 Natures Harp Court

Lot 16, Block 2, Section 9 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 Ken Anderson to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing and storing the trash and recycle carts out of public view) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Katerina Savelieva

82 Natures Harp Court

Lot 12, Block 2, Section 9 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 Ken Anderson to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing and storing the trash and recycle carts out of public view) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Wayne Rodrigs

146 East Mirror Ridge Circle

Lot 91, Block 1, Section 18 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 Ken Anderson to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing and storing the trash and recycle carts out of public view) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

27. Consideration and action to amend the conditions of approval for the driveway extension acted on at the Development Standards Committee meeting of June 3, 2015 and possible consideration and action to pursue legal action for outstanding Covenant violations.

Edwin Ojeda

22 Regan Court, 77382-2874

Lot 24, Block 1, Section 54 Village of Sterling Ridge

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 Ken Anderson and seconded by Robert Heineman to amend the June 3, 2015 motion as follows: No planting bed required between the two windows - must have a bed underneath the windows leading toward the existing front edge of the extension and the rear toward the rear corner of the dwelling. Homeowner must work with staff for the screening in the rear yard for the outdoor bath. The motion carried unanimously.

28. Variance request for a proposed attached patio cover that does not respect the 30 foot rear building line and hard surface coverage including pool, patio cover and summer kitchen exceeds the allowed maximum.

Robert S. Barnwell IV

75 North Hunters Crossing Circle

Lot 14, Block 1, Section 15 Village of Indian Springs (TWA)

This item was heard by the full committee. The staff provided the committee with a presentation. The contractor was present to address the Committee. It was moved by Robert Heineman and seconded by Chris Florack to conditionally approve the concept based upon submission of final plans, fees and documents. Additionally, the owner must plant and maintain evergreen trees at least 10' tall at time of planting to screen structure to right side (right side retaining wall). Pass inspections and standard conditions apply. The motion carried unanimously.

29. Variance request for concept approval for a proposed indoor tennis court with summer kitchen, fireplace, club house, driveway and walkway - Does not meet the criteria for each lot being used exclusively as a site of one single-family, detached residential unit containing the minimum and maximum living area allowed, the walkway does not respect the easement, trees are being removed for the tennis court and the parking site does not respect the front setback additionally it is not in keeping with neighborhood and may cause negative neighbor impact.

David Kent

58 North Gary Glen Circle

Lot 23 Block 1, Section 23 Village of Sterling Ridge

This item was heard by the full committee. The staff provided the committee with a presentation. The owner and two neighbors were present to address the Committee. It was moved by Deborah Sargeant and seconded by Chris Florack to deny as presented. Committee informed owner to redesign as a regular tennis court. The motion carried unanimously.

30. Variance request for an existing dog run that is not the required three feet from the perimeter of the property.

Jeffrey and Carrie Schultz

22 Star Iris Place

Lot 31, Block 1, Section 14 Creekside Park West

This item was heard by the full committee. The staff provided the committee with a presentation. The owner was not present to address the Committee. It was moved by Chris Florack and seconded by Ken Anderson to disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the dog run from the property, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the dog run is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders.

Additionally if any complaints are received in regards to the dog run it must be removed as per the Standards. The motion carried unanimously.

31. Variance request for an existing pergola with corrugated polycarbonate roofing that is not considered to be an approvable roof material.

Ashis Chowdhury

35 Pascale Creek Place

Lot 113 Block 1, Section 21 Village of Sterling Ridge

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 Deborah Sargeant and seconded by Chris Florack to disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the corrugated roofing from the property, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the corrugated roofing is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. Additionally the roofing must be trimmed with wood on the edges to screen the corrugated roof edges. The motion carried unanimously.

32. Variance request for an existing outdoor shower with corrugated polycarbonate roofing that is not considered to be an approvable roof material.

Tasmon Joseph

11 Bluff Creek Place

Lot 14 Block 2, Section 73 Village of Alden Bridge

This item was heard by the full committee. The staff provided the committee with a presentation. The owner was not present to address the Committee. It was moved by Chris Florack and seconded by Deborah Sargeant to deny the corrugated polycarbonate roofing and replace roof with approvable material. The motion carried unanimously.

33. Variance request for existing paving that does not respect the five foot side easement.

Mauricio Morales

58 Oriol Oaks Court

Lot 22 Block 1, Section 62 Village of Sterling Ridge

This item was tabled at the request of the homeowner.

VII. Consideration and action in regard to living area criteria

This discussion is concerning whether to use the maximum Development Criteria living area or the maximum ILUD figures when creating Neighborhood Criteria. The Development Criteria for areas restrict living area to a number normally below the ILUD. The ILUD is the max allowed per the recorded document.

This item was tabled prior to the meeting.

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 Chair Deborah Sargeant asked for a motion to adjourn. It was moved by Chris Florack and seconded by Ken Anderson to adjourn the meeting at 7:01 p.m.