

Development Standards Committee

October 19, 2016 at 5:30 p.m.

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

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

Members Absent: None

Staff Present: Neslihan Tesno, Kimberly McKenna, Sharlene Novak, Danielle Allen and Donna Stanley

Legal Counsel: Bret Strong

- I. Welcome/Call Meeting to Order.
The meeting was called to order by Chair Deborah Sargeant at 5:31 p.m.
- II. Consideration and action regarding the minutes of the meeting of September 21, 2016.
The minutes were reviewed by the committee. It was moved by Chris Florack and seconded by Danie van Loggerenberg to approve the minutes as presented. The motion carried unanimously.
- III. Consideration and action regarding the minutes of the Special Development Standards Committee meeting of September 14, 2016.
The minutes were reviewed by the committee. It was moved by Chris Florack and seconded by Danie van Loggerenberg to approve the minutes as presented. The motion carried unanimously.
- IV. Consideration and Action of the Applications and Covenant Violations in Section VIII, recommended for Summary Action.
This item was heard by the full committee. Chair Deborah Sargeant presented the Summary List as prepared by Staff. The list consisted of Items 5-6 and 11-28. Item 27 was pulled from the list for committee review. Item 33 was withdrawn. It was moved by Chris Florack and seconded by Ken Anderson to approve the Summary List. The motion carried unanimously.
- V. Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071, Texas Government Code.
The Committee recessed to Executive Session at 5:32 p.m.
- VI. Reconvene in Public Session
The Committee reconvened at 6:03 p.m.
- VII. Consideration and Action regarding the Short Term Rental Standards.
Deborah Sargeant stated the Short Term Rental Standards should be complete by the end of the year.
- VIII. Consideration and Discussion regarding the status of the development of St. Anthony of Padua.
Deborah Sargeant reported that she reinforced the importance of reforestation on St. Anthony's side of the drainage ditch to MUD 47 and plans to walk the property with MUD officials on October 27. They cannot plant on the residents' side due to maintenance and root issues; however, the residents may plant if they wish. Utilities have been marked and reforestation will begin at the sports field.
- IX. Consideration and Action of the Applications and Covenant Violations.
 1. Consideration and action for approval of a landscape plan to replant the forest preserve.
Condominiums at Bay Branch

8051 Bay Branch Drive

Lot 0001, Block 0003, Section 0068 Village of Alden Bridge

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 Chris Florack to conditionally approve the landscape plan. Staff will review upon completion to determine if there is sufficient vegetation for the forest preserve. The motion passed unanimously.

2. Variance request for final approval for three monument signs at East Shore Place Development.

East Shore Place

201 East Shore Drive

Lot 0272 Block 0547 Section 0006 Village of Town Center

This item was heard by the full committee. The staff provided the committee with a presentation of the proposed signs to be added. It was moved by Robert Heinemann and seconded by Kim Hess to approve the addition of the three monument signs on the condition the stone on all three signs must match the existing stone at the East Shore entry sign. In addition, the tenant names on the Grogan's Mill signs must match on each side of the sign allowing a maximum of four tenants on each sign, for a total of eight tenants. Tenants may only have panels on one sign. Tenant signs on Grogan's Mill are approved to be internally illuminated by push through letters. The shopping center sign on East Shore Drive is to be externally illuminated and the address numbers must be placed on this sign in accordance with the Commercial Planning and Design Standards. The motion carried unanimously.

3. Variance request for a building sign and blade sign that do not match.

DWM Dance Studios

1501 Lake Robbins Drive

Lot 3000, Block 0599, Section 0999 Village of Town Center

This item was heard by the full committee. The staff provided the committee with a presentation of the proposed signs. It was moved by Robert Heinemann and seconded by Kim Hess to approve the building sign and blade sign on the condition that the signs match and that the height of the blade sign is modified to be consistent with other nearby blade signs such as The Cheese Course. Additionally, the name and logo on the blade sign are to be modified to white and the steel cabinet frame to be modified to black to blend in with the sign background. The motion carried unanimously.

4. Variance request to allow for a monument sign that does not match the criteria for the Panther Creek Pines retail area and will include a building sign with a logo that exceeds the maximum size allowed by 1%.

Life Storage

4455 Panther Creek Pines

Lot 0335, Block 0045, Section 0007 Village of Panther Creek

The item was heard by the full committee. The staff provided the committee with a full presentation noting the recent change in the monument sign criteria in the Panther Creek Pines section. It was moved by Ken Anderson to deny the variance request and require updated plans reflect the updated monument sign criteria. The motion carried unanimously.

5. Variance request to allow for building number ranges on apartment number signs.

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 Chris Florack and seconded by Ken Anderson to approve the revised submission as presented, in accordance with the Fire Marshal approval and the approval recommendations from the CSC specifically, the signs are to be mounted on the first floor and the address ranges are to only include the first and last number shown in the range. The motion carried unanimously.

6. Consideration and action for the preliminary approval for the demolition of the existing Operations Building and the construction of a new two story building in its place.

Cynthia Woods Mitchell Pavilion

2005 Lake Robbins Drive

Lot 0290, Block 0599, Section 0999 Village of Town Center

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to approve as submitted, noting that a final, comprehensive sign package must be submitted and approved. The motion carried unanimously.

7. Consideration and action for preliminary approval of parking lot expansion.

Hindu Temple of The Woodlands

7601 South Forestgate Drive

Lot 300, Block 592, Section 0000 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 table this item at the applicant's request to allow more time to contact affected neighbors. The motions passed unanimously.

8. Consideration and action for approval of two (2) proposed building mounted signs which may require a variance for the logo; existing wrought iron fence; proposed patio cover; entry way enclosure; and walk in cooler addition

La Cantina Woodlands, LLC

6777 Woodlands Parkway Suite 100

Lot 500, Block 592, Section 60 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 table this item at the request of DRC staff for review at a future DRC meeting. The motion passed unanimously.

9. Consideration and action for approval of a proposed building mounted sign and proposed monument sign which may require a variance

Life Storage

7951 Alden Bend Drive

Lot 935, Block 257, Section 47 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 Ken Anderson to conditionally approve the signs as follows:

Building mounted sign - approved with the following conditions - returns on letters and graphics must be dark bronze, black or match the color of the letter face per Standards. The sign must comply with The Woodlands Commercial Planning and Design Standards.

Monument sign – Monument sign face must be Texas Cream Limestone engraved with painted copy and border, add engraved/painted border, reduce size of the address letters at least 2.5 to 3inches.

The sign must comply with The Woodlands Commercial Planning and Design Standards.

The motion passed unanimously.

10. Consideration and action for approval of both an existing building mounted sign and monument sign which may require variances.

Dr. Todd J Hughes, DDS, MS

10393 Kuykendahl Road

Lot 125, Block 499, Section 46 Village of Sterling Ridge

This item was heard by the full committee. The staff provided the committee with a presentation. The business owner was present to address the committee. It was moved by Robert Heineman and seconded by Danie van Loggerenberg to approve the signs as submitted. The motion passed unanimously.

11. Variance request for a proposed fence that will exceed the maximum height allowed.

Joseph W. Templet

38 Ivy Garden Street

Lot 10, Block 3, Section 35 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 fence. The homeowner is required to install planting bed along the fence line adjacent to street with forest mix of trees/shrubs and plants. The motion carried unanimously.

12. Variance request for a proposed fence that will exceed the maximum height allowed.
John Stephen Butler Trust
7 West Cottage Green Street
Lot 17, Block 3, Section 35 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 fence as submitted. The motion carried unanimously.
13. Variance request for a proposed rear fence that exceeds the maximum height allowed.
Robert Diaz
59 Chandler Creek Court
Lot 15 Block 3, Section 13 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 conditionally approve the fence. It must taper to the existing height of adjacent fences and meet code and standards. The motion carried unanimously.
14. Variance request for a proposed extension to an existing putting green that will require a tree removal and does not respect the side five foot easement.
Erik Davidson
23 Serenity Woods Place
Lot 13, Block 3, 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 Ken Anderson to approve the putting green extension 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.
15. Variance request for an existing driveway border that exceeds maximum width allowed.
Alejandro Jose Phillips
119 East French Oaks Circle
Lot 32, Block 2, Section 49 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 the driveway border as submitted. The motion carried unanimously.
16. Variance request for an existing play structure that does not respect the 10 foot rear easement.
Cesar Ivan Hernandez Gomez
53 Sundown Ridge Place
Lot 37, Block 1, Section 16 Village of Creekside Park West
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to disapprove the play structure and consent to delay enforcement, based upon the execution of a memorandum of agreement requiring the owner to remove the play structure 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 play structure 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. The motion carried unanimously.
17. Variance request for an existing play structure that does not respect the 10 foot rear easement.
Mark Tatum
27 East Artist Grove Circle
Lot 8, Block 2, Section 21 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 disapprove the play structure and consent to delay enforcement, based upon the execution of

a memorandum of agreement requiring the owner to remove the play structure 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 play structure 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. The motion carried unanimously.

18. Variance request for an existing trellis that exceeds the height allowed and does not respect the side five foot easement.

Ronald Woychesin and Aimee LaFleur

27 East Wading Pond Circle

Lot 7, Block 1, Section 8 Village of Creekside Park West

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

19. Variance request for an existing wood deck that does not respect the side five foot easement.

Douglas Mankoff

50 South Peaceful Canyon Circle

Lot 13, 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 Ken Anderson to Motion to approve the deck as submitted. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.

20. Request for approval of renewal of a home business for tae kwon do lessons.

William Atteridge

22 Windswept Oaks Place

Lot 73, Block 1, Section 5 Village of Harper's Landing at 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 Motion to approve the home business on the condition all vehicles must be parked in the driveway. The hours of operation are restricted to no earlier than 8a.m. no later than 7p.m. The home business will be reviewed again by the committee after the 2 years. Additionally the Home Business application may be revoked at any time by the Development Standards Committee or for a violation of the Home Business Standards. The motion carried unanimously.

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

Alfred E & Karen M Coker II

27 Wild Orchid Court

Lot 21, Block 1, Section 7 Village of Harper's Landing at 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 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 the window a/c unit from the 2nd story on the back of the home)** will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Karine Couture & Juan J Medina Ortiz

46 Prosewood Drive

Lot 26, Block 1, Section 1 Village of Grogan's Forest at 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 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 white-washed interior fence or restoring the fence to its original condition)** will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Burke C Hale

22 Rosewater Place

Lot 6, Block 1, 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 cleaning or repainting the siding on the left side of the home)** will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

James P Mathieson III

10 Ginger Springs Place

Lot 19, Block 1, Section 14 Village of Harper's Landing at 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 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 storing trash/recycle carts out of public view on a routine basis)** 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.

Carlos Manuel Cobos Ramirez

311 Rush Haven Circle

Lot 29, Block 1, Section 8 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 cleaning debris from the roof and gutters)** 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.

Andrew M & Keely A Snyder

34 Tallgrass Way

Lot 4, Block 1, Section 14 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 on a routine basis**) 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 pursue legal action for outstanding Covenant violations.

Adam T Tilghman

180 South Hollylaurel Circle

Lot 1, Block 1, Section 16 Village of Alden Bridge

This item was pulled from the summary list and heard by the full committee. It was moved by Robert Heineman and seconded by Chris Florack to approve the staff recommended motion to pursue 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 pool barrier fence**) 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 passed unanimously.

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

Thomas L. Whitten Jr.

39 North Winterport Circle

Lot 27, Block 2, Section 5 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 submitting an application for a play structure**) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

29. Request for approval of an internet firearms home business.

Daniel Stout

47 South Hawthorne Hollow Circle

Lot 19, Block 2, Section 86 Village of Alden Bridge

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 conditionally approve the home business to sell firearms under strict guidelines based upon conditions set forth in signed document on file. The homeowner must apply for renewal in two years. The motion passed unanimously.

30. Request for rehearing of a variance request for an existing driveway that exceeds the maximum width allowed and does not respect the side five foot easement that was disapproved by the Development Standards Committee.
Josh Loftus
2 Camplight Court
Lot 1, Block 2, Section 24 Village of Creekside Park
This item was heard by the full committee. The staff provided the committee with a presentation. The homeowner was present to address the committee. It was moved by Deborah Sargeant and seconded by Ken Anderson to grant the rehearing for a future DSC meeting. The motion passed unanimously.
31. Request to appeal conditions of approval for a color change.
Ashley T Seawright
162 Lattice Gate Street
Lot 38, Block 1, Section 55 Village of Alden Bridge
This item was heard by the full committee. The staff provided the committee with a presentation. The homeowner was present to address the committee. It was moved by Deborah Sargeant and seconded by Chris Florack to approve the appeal and allow the homeowner to use the colors originally submitted. The motion passed unanimously.
32. Request to appeal conditions of approval for a proposed atrium enclosure that is not in keeping with the neighborhood's existing character.
Billy C Jolly
107 East Foxbriar Forest Circle
Lot 9, Block 2, Section 79 Village of Alden Bridge
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 Deborah Sargeant to table this item until the homeowner was able to provide a floorplan to determine fire code compliance. The motion passed unanimously.
33. Request to appeal conditions of approval in regard to the required plant sizes to screen a patio cover.
Christopher Johnson
62 West French Oaks Circle
Lot 15, Block 1, Section 49 Village of Sterling Ridge
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 deny the appeal and require the homeowner to meet the original planting conditions. The motion passed unanimously.
34. Variance request for a proposed patio cover and wood deck that does not respect the 15 foot rear setback
Christina Alexandra Story
175 South Hollylaurel Circle
Lot 3, Block 2, Section 16 Village of Alden Bridge
This item was heard by the full committee. The staff provided the committee with a presentation. The homeowner was present to address the committee. It was moved by Deborah Sargeant and seconded by Chris Florack to conditionally approve the patio cover and deck. The homeowner must plant and maintain evergreen trees and shrubs at least 8 feet in height at the time of planting to screen to the rear of the property. The patio cover must also meet code and pass inspections. The motion passed unanimously.
35. Variance request for a proposed outdoor living area with a summer kitchen that does not respect the 25 foot rear setback.
Erik Davidson
23 Serenity Woods Place
Lot 13, Block 3, Section 13 Village of Alden Bridge
This item was heard by the full committee. The staff provided the committee with a presentation. The homeowner was present to address the committee. It was moved by Ken Anderson and seconded by Chris Florack to

conditionally approve the living area with summer kitchen but it must be moved out of the rear setback. The homeowner must submit revised plans showing the new location and the project must meet code and pass inspections. The motion passed unanimously.

36. Variance request for a proposed roof color that is not an approvable roofing color.

Adib Zainuri

6 Griffin Hill Court

Lot 22, Block 1, Section 41 Village of Sterling Ridge

This item was heard by the full committee. The staff provided the committee with a presentation. The homeowner was present to address the committee. It was moved by Deborah Sargeant and seconded by Danie van Loggerenberg to approve the roof color as submitted. The motion passed unanimously.

37. Variance request for a proposed patio cover with a summer kitchen that does not respect the 20 foot rear setback.

Douglas E Newberry

27 Chippewa Trail

Lot 31, Block 4, Section 3 Village of Creekside Park

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 Chris Florack to conditionally approve the patio cover with a summer kitchen. It must meet code and pass inspections. The motion passed unanimously.

38. Variance request for an existing awning that is not a solid muted shade and is not architecturally compatible.

Raul and Sandra Diaz

26 Moatwood Court

Lot 7, Block 3, Section 80 Village of Sterling Ridge

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 Chris Florack to disapprove the awning and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the awning 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 awning 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. The motion passed unanimously.

X. Public Comments

There were no public comments.

XI. Member Comments

Deborah Sargeant reported that there were no members of the Alden Bridge RDRC at the Joint DSC/RDRC meeting.

XII. Staff Reports

Staff reported that they enforced the DSC decision of April 20, 2016 requiring a \$5,000 compliance deposit for all Innova Pools projects if another violation occurred after April 20. In September Innova began work on an unpermitted pool bath. Innova was notified of this enforcement by letter dated October 7, 2016.

XIII. Adjourn






There being no further business Chair Deborah Sargeant asked for a motion to adjourn. It was moved by Kim Hess and seconded by Ken Anderson to adjourn the meeting at 8:13 p.m.

DEVELOPMENT STANDARDS COMMITTEE MEETING OF 10/19/14

NAME (PLEASE PRINT)	HOMEOWNER, NEIGHBOR OR CONTRACTOR	AGENDA ITEM ADDRESS	AGENDA ITEM ISSUE NUMBER	SIGN-IN TIME	SIGNATURE
Lynsie Seawright	Homeowner	162 Lattice Gate	31	5:13	Lynsie Seawright
Brie Story	Homeowner	175 Highland	34	5:14	Brie Story
DOUGLAS MANKOFF	Homeowner	50 S. RAVENHILL CIRCLE	19	5:15	Douglas Mankoff
Todd Hughes	Business Owner	10393 Kuykendahl Rd	10	5:20	Todd Hughes
Sask Loftus	Homeowner	2 Complicit Ct	30	5:20	Sask Loftus
Donna Davidson	Homeowner	23 Sandybrook N	35	5:20	Donna Davidson
Audrey Bisdly	Neighbor	1424 Kriebel St.	31	5:23	Audrey Bisdly
LEBA DUNNAN	Homeowner	STAD P	VIII	5:24	Leba Dunaan
Josiah Tomlett	Homeowner	38 Ivy Garden	11	5:25	Josiah Tomlett
Janine Atteridge	Homeowner	22 WINDSPRIFT OAKS	20	5:30	Janine Atteridge

DEVELOPMENT STANDARDS COMMITTEE MEETING OF

10/19/10

NAME (PLEASE PRINT)	HOMEOWNER, NEIGHBOR OR CONTRACTOR	AGENDA ITEM ADDRESS	AGENDA ITEM ISSUE NUMBER	SIGN-IN TIME	SIGNATURE
Dennis Cornichael	Homeowner			5:30	
ADIB ZAKIRKI	Home owner	#36	36	5:50	
DAVID CRAIG	OWNER	7801 BayBreeze	VIII	5:40	
BREW JONES		8051 BayBreeze Dr.	1	5:50	
DAVID FAUST		8051 Bay Breeze	1	5:53	
PATSY B. COOK	Board Member	"	1	5:55	