

Development Standards Committee Minutes

December 15, 2016 at 5:30 p.m.

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

Members Present: Deborah Sargeant, Robert Heineman, Ken Anderson, John Anderson, Danie van Loggerenberg, Walter Lisiewski

Members Absent: Chris Florack

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

Legal Counsel: Not Present

- 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 regarding the minutes of the meeting of November 16, 2016.
The minutes were reviewed by the committee. It was moved by Walter Lisiewski and seconded by Danie van Loggerenberg to approve the minutes as presented. The motion carried unanimously.
- III.** 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 5-30 and Item 32. (Item 1 was tabled later in the meeting when it was noticed the owners who had requested the rehearing were not present.) It was moved by Ken Anderson and seconded by Danie van Loggerenberg 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.
No action was taken on this item.
- V.** Reconvene in Public Session.
No action was taken on this item.
- VI.** Consideration and Discussion regarding the status of the development of St. Anthony of Padua
Deborah Sargent gave a short report with slideshow about the proposed tree planting and sizes for the Forest Preserve. Laurelhurst neighbors, Tommaso Esmanech and Will Burkholder requested that the proposed 65 gallon trees be increased up to 100 gallons and that a 20' tall soundproof fence be built on the church property due to sound and visibility issues.
- VII.** Consideration and action to the Neighborhood Criteria for Section 45 of The Village of Alden Bridge to increase the maximum height allowed for fence along the adjacent drainage ditch.
This item was moved to the end of the agenda. It was moved by Deborah Sargeant and seconded by Danie van Loggerenberg to approve the proposed change to the Neighborhood Criteria for Section 45 of The Village of Alden Bridge allowing the maximum height of a fence along the drainage ditch to be 8' with additional 6" allowed for a rot board. The motion carried unanimously.
- VIII.** Consideration and Action of the Applications and Covenant Violations.

1. Rehearing for variance for a building and monument sign.
Allergy & ENT Associates
10847 Kuykendahl Road Suite 100
Lot 551, Block 592, Section 60 Village of Indian Springs TWA
It was moved by Deborah Sargeant and seconded by Danie van Loggerenberg to table this item since the business owner requesting the rehearing was not present. The item will be reviewed at the January 18, 2017 meeting. The motion passed unanimously.

2. Consideration and action to Amend the Seconded Amended Initial Land Use Designation for parcel of land 0.8115 acres of land in John Taylor Survey, A-547 Montgomery County Texas located at 2445 High Timbers, The Woodlands TX 77380 in the Village of Grogan's Mill.
This item was heard by the full committee. The staff provided the committee with a presentation noting two proposals to amend the Land Use Designation. One required approval by the Development Standards Committee and The Woodlands Land Development Company. The other required the Development Standards Committee exclusively. Additionally, the land use amendment modified the land use to include single family residential. It was moved by Deborah Sargeant and seconded by Danie van Loggerenberg to approve the proposed amendments as submitted. The motion carried unanimously.

3. Variance request for the proposed new home construction and related improvements that will exceed the maximum living area allowed, exceed the maximum hard surface area allowed, is proposed to be located beyond the 40' front, 10' side and 25' rear setbacks, and has a proposed circular driveway that will be located within the five-foot side yard easement.
Boelkayam "Bo" Bohuslava
2413 Wild Wind Place
Lot 42, Block 10, Section 12 Village of Grogan's Mill
This item was heard by the full committee. The contractor was present to address the committee. The staff provided the committee with a presentation. It was moved by Deborah Sargeant and seconded by Danie van Loggerenberg to deny the variance as presented and require the owner resubmit a concept that respects the setbacks established on the neighborhood criteria. The side and rear and front setbacks should be respected in the proposal. The proposal should include some elevations drawings to aid in the design review for example how does the boat garage at the side rear of the property integrate into the proposed house design. The proposal should include sample boards of materials and colors and reduce the overall hard surface area not to exceed 40% of the lot or possibly less if the owner intends to propose future improvements such as pools and summer kitchens etc. Additionally, if future variance requests to the hard surface area are proposed to exceed the maximum allowed of 40% the plans should include a certified drainage plan identifying how the lot will accommodate and direct the flow of water running onto and off of the property. The motion carried unanimously.

4. Variance request to modify the existing forest preserve along feeder road to allow for added visibility of monument sign and entrance to the visitors approaching the hospital.
CHI St. Luke's Health-Lakeside Hospital
17400 St. Luke's Way
Lot 7725, Block 0555, Section 0999 Village of College Park
The item was viewed by the full committee. The committee discussed the need for visibility. The staff provided a presentation noting the difficulty in viewing the entrance and the sign as seen from the curve of the road and the existing vegetation. Representatives for Chi St. Luke's and Texas Children's Hospital presented concerns and identified their willingness to work with the Committee on additional forestation if the modification to the forested area nearest the sign could be modified. The Committee reviewed the information provided and deliberated regarding possible options for better visibility of the sign. After deliberation it was then moved by Robert Heineman and seconded by Danie van Loggerenberg to approved the proposal for limited clearing to be done in two phases with the following conditions:

- Phase One: Limited mid-growth clearing that also allows for the removal of branches on trees located in the mid-growth range. The thinning should allow for some understory to remain at approximately 2-4 feet in height

as measured from natural grade and thin the area up to a point in which the sign becomes visible through the remaining tree trunks. In consideration for the Committee allowance to modify the forest preserve, the owner must plant additional trees and shrubs to thicken the area between the forest preserve and the parking lot.

- Phase Two (if needed): Limited removal of trees which will provide better visibility of sign.

The Covenant Administration Department staff must be present for a pre-site inspection regarding the specific foliage to be thinned. Additionally, the staff must be present at the time of removal. A representative from the Development Standards Committee may be called upon as needed by The Township staff. The motion carried unanimously.

5. Consideration and action for storefront updates that include painting the door frame, trim and awning and applying blackout film on the window.

Boardroom Salon for Men

9595 Six Pines Drive

Lot 7113, Block 0599, Section 0999 Village of Town Center

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve on the condition the blackout film is located on the windows for the portions that will hide storefront stock materials. The motion carried unanimously.

6. Variance request for a new sign package that includes a building sign that exceeds the maximum size allowed and includes colored vinyl decals on the door and windows.

Boardroom Salon for Men

9595 Six Pines Drive

Lot 7113, Block 0599, Section 0999 Village of Town Center

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve option 3 of the window vinyl graphics. Window graphics must be white only and restricted to the storefront door. Additionally, the owner must add a suite number at the door entry. Building sign must be reduced to a maximum height not to exceed 3 feet by reducing the overall sign and maintaining the existing design layout. The motion carried unanimously.

7. Variance request for a new building sign for the existing tenant.

3 Waterway Holdings LLC (Waste Connections)

3 Waterway Square Place

Lot 9700, Block 0599, Section 0999 Village of Town Center

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve as submitted on the condition the installation is in accordance with the revised plans. The motion carried unanimously.

8. Variance request for a monument sign that includes a logo that is not registered and trademarked and an address that does not comply with the Commercial Planning and Design Standards.

Genesis The Woodlands Healthcare Center

4650 S. Panther Creek Drive

Lot 0007, Block 0045, Section 0380 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve on the condition the owner must ensure the Logo/Logotype must be registered with The Texas Secretary of State within one (1) year of this conditional approval (December 15, 2017). If not registered with The Texas Secretary of State at that time, applicant will be required to remove the sign until such time as the applicant can provide certification of a registered logo/logotype. By accepting this conditional approval, the applicant agrees to the terms outlined here. The motion carried unanimously.

9. Consideration and action for exterior updates that include new awnings and accent painting.

AT&T Pinecroft

28033 Interstate I-45

Lot 0581, Block 0599, Section 0999 Village of Town Center

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve as presented on the condition the installation is in accordance with the approved plans and the Commercial Planning and Design Standards. The motion carried unanimously.

10. Variance request for a sign package that includes logos on the building and monument signs that exceed the maximum size allowed.

AT&T Pinecroft
28033 Interstate I-45

Lot 0581, Block 0599, Section 0999 Village of Town Center

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve on the condition the street address number referencing the highway is removed and installation is in accordance with the approved plans and the Commercial Planning and Design Standards. The motion carried unanimously.

11. Final approval for the 5,000 square foot addition to an existing building.

The John Cooper School
1 John Cooper Drive

Lot 0230, Block 0592, Section 0060 Village of Indian Springs(WCA)

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve as on the condition the minimum parking ratio as defined in the Commercial Planning and Design Standards is met. All forest preserves must be forested in accordance with the Standards. The staff will evaluate existing vegetation and possible additional planting in the Forest preserve for compliance with the Standards. No sign package has been approved with this application. Any future signage will require review and action in accordance with the Commercial Planning and Design Standards. The motion carried unanimously.

12. Consideration and action for the final approval for the demolition of the existing Operations Building and rebuilding 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 Ken Anderson and seconded by Danie van Loggerenberg to approve as presented on the condition the installation is in accordance with the plans and the Commercial Planning and Design Standards. No sign package has been approved with this application. Any future signage will require review and action in accordance with the Commercial Planning and Design Standards. The motion carried unanimously.

13. Consideration and action for the final approval to increase the depth of several existing canopies within the Pavilion area.

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 Ken Anderson and seconded by Danie van Loggerenberg to approve as presented on the condition the installation is in accordance with the approved plans and the Commercial Planning and Design Standards. The motion carried unanimously.

14. Consideration and action for the final approval for the addition of a new building to be built around the existing VIP building.

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 Ken Anderson and seconded by Danie van Loggerenberg to approve as presented on the condition the installation is in accordance with the approved plans and the Commercial Planning and Design Standards. No sign package has been approved with this

application. Any future signage will require review and action in accordance with the Commercial Planning and Design Standards. The motion carried unanimously.

15. Consideration and action for the final approval for improvements at northern, southern and VIP entrances.

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 Ken Anderson and seconded by Danie van Loggerenberg to approve as presented on the condition that final plans are submitted. The final plans should incorporate design elements that discourage climbing on the tensile structures, include all lighting specifications and identify any modifications to the approved landscape plan. Installation must be in accordance with the approved plans and the Commercial Planning and Design Standards. The motion carried unanimously.

16. Consideration and action for the final approval to rebuild the existing ramp and canopy system in the dock area to include adding a covered walkway extension into the building.

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 Ken Anderson and seconded by Danie van Loggerenberg to approve as presented on the condition the installation is in accordance with the approved plans and the Commercial Planning and Design Standards. The motion carried unanimously.

17. Variance request for a Proposed Room Addition that exceeds the allowed Living Area per the Development Criteria for Section 21 of Creekside Park West.

Daniel Merlo

2 Pebble Pocket

Lot 12 Block 03, Section 21 Village of Creekside Park West

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to conditionally approve the room addition. The homeowner must plant and maintain evergreen trees or shrubs at least 7 feet in height at time of planting to screen structure to street. The room addition must meet code and pass inspections. The motion carried unanimously.

18. Variance request for existing shed that does not respect the rear ten foot and side five foot easements.

Marc Celia

263 Genesee Ridge Court

Lot 32, Block 2, Section 11 Village of Harper's Landing @ College Park

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to disapprove the shed and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the shed 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 shed is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the courthouse 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.

19. Variance request for existing shed that does not respect the rear ten foot easement.

Debra Congram

59 South Archwyck Circle

Lot 7 Block 2, Section 42 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to disapprove the shed and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the shed 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 shed 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.

20. Variance request for existing artificial turf that is not allowed as landscaping material.

Jeffrey Nellis

3 Ivy Garden Street

Lot 26 Block 3 Section 55 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve the artificial turf as submitted. The motion carried unanimously.

21. Variance request for existing pergola with unapproved roof material

Dustin and Elizabeth Hasselgren

70 Wimberly Way

Lot 73, Block 1, Section 3 Village of Harper's Landing @ College Park

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to conditionally approve the pergola as presented. The pergola must meet code and pass inspections. The motion carried unanimously.

conditionally approve - meet code and pass inspections. KA/DvL

22. Variance request for existing fence with construction side facing outward to a tract of land.

Timothy J Booth

27 South Bristol Oak Circle

Lot 55 Block 1 Section 11 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to conditionally approve the existing fence with the construction side out for the rear portion. The motion carried unanimously.

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

Stephen E Fischer

15 Garland Grove Place

Lot 15, 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 Ken Anderson and seconded by Danie van Loggerenberg 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 on the 2nd story 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.

Maria Echeverry

118 Zephyr Bend Place

Lot 29, Block 1, Section 4 Village of Grogan's Forest at College Park

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve 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 algae on the front 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.

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

Chi D & Thang D Bui

11 Daffodil Meadow Place

Lot 3, Block 1, Section 25 Village of Creekside Park West

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve 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.

Miguel Eduardo Soberon Bulle Goyri

46 Wood Drake Place

Lot 58, Block 1, Section 4 Village of Creekside Park West

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

Ashok & Jasishree Nayar

131 Prairie Dawn Circle

Lot 2, 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 Ken Anderson and seconded by Danie van Loggerenberg 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 repairing the fence on the left side) 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.

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

Monica Macias Tubilla

83 Birch Canoe Drive

Lot 17, Block 1, Section 20 Village of Creekside Park West

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve 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 the swimming pool permit conditions and providing a final inspection report for the patio cover, summer kitchen, pool bath and gym) 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. Consideration and action to pursue legal action for outstanding Covenant violations.

Keith Wooden

10 Silk Tree Place

Lot 37, Block 2, Section 81, Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve 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.

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

Maria Adela Aguilar

50 East Stedhill Loop

Lot 51, Block 1, Section 99, Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve 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.

31. Consideration and action to review and determine if the Development Standards Committee's conditions have been met for an outdoor living area located at 47 South Taylor Point Drive that encroaches into the rear setback and paving that exceeds 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 homeowner and several neighbors were present to address the committee. John Passero, Vice Chair of the Alden Bridge Residential Design Review Committee, also addressed the committee in regard to the RDRC's recommendation. The staff provided the committee with a presentation. It was moved by Deborah Sargeant and seconded by Danie van Loggerenberg to require that additional evergreen trees or shrubs (similar in size to what was already planted for screening) be planted to screen to the right of the structure near the attachment to the dwelling (location will be marked on the survey). The homeowner must redirect the flow of water away from the adjacent properties, direct the speakers downward and remove the unapproved lights (that were not on the approved plan). DSC will revisit the property upon completion. The motion passed unanimously.

32. Variance request for removal of trees that do not meet requirements for removal per the Standards.
Blake Roberts
51 South Dulcet Hollow Circle
Lot 11, Block 2, Section 7 Village of Sterling Ridge
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to conditionally approve the removal of 7 trees. The owner must plant and maintain 4 30-gallon native trees anywhere on the property. The motion carried unanimously.
33. Rehearing of conditions of approval for a variance request for a wood fence that exceeds the maximum height allowed, extends beyond the side platted building line more than standards allow and will not meet the Development Criteria for Section 79 of Alden Bridge
Janis A Seuthe Revocable Living Trust
51 Heartridge Court
Lot 16 Block 02 Section 79 Village of Alden Bridge
This item was heard by the full committee. The homeowner was present to address the committee. The staff provided the committee with a presentation. It was moved by Deborah Sargeant and seconded by Danie van Loggerenberg to affirm the original DSC condition of approval or the homeowner must move the fence back to the approvable location. Walter Lisiewski was not in the room at the time of the vote; all others voted in favor. The motion passed.
34. Rehearing for a proposed outdoor living area with a summer kitchen that does not respect the 25-foot rear setback.
Erik and Donna Davidsen
23 Serenity Woods Place
Lot 13, Block 3, Section 13 Village of Alden Bridge
This item was heard by the full committee. The homeowner was present to address the committee. The staff provided the committee with a presentation. It was moved by Deborah Sargeant and seconded by Ken Anderson to conditionally approve the outdoor living area. It must meet code and pass inspections and the homeowner must plant 3 30-gallon native trees. The motion passed unanimously.
35. Request to rehear the conditions of approval for a color change of the dwelling by the property owner and affected neighbors.
Joseph W Templet
38 Ivy Garden Street
Lot 10 Block 3 Section 35 Village of Alden Bridge
This item was heard by the full committee. The homeowner and several neighbors were present to address the committee. The staff provided the committee with a presentation. It was moved by Deborah Sargeant and seconded by Walter Lisiewski to grant the rehearing. The item will be reviewed at the January 18, 2017 DSC meeting. The motion passed unanimously.
36. Request for approval of a proposed Sport Court that may have neighbor impact.
Steven & Shelly Brewer
54 Blairs Way
Lot 1, Block 1, Section 23 Village of Creekside Park West
DS/KA
This item was heard by the full committee. The homeowner and contractor were present to address the committee. The staff provided the committee with a presentation. It was moved by Deborah Sargeant and seconded by Ken Anderson to conditionally approve the sports court. The homeowner must plant and maintain evergreen trees or shrubs at least 7 feet tall at time of planting along the adjacent fence line. No lights may be added and the use of the sport court to be limited to before 8pm Sunday thru Thursday and 10 pm Friday and Saturday. Additionally, The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract, and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). The motion passed unanimously.

37. Request for approval of a home business for online clothing sales.

Matthew J Sokol

126 Marlberry Branch Court

Lot 1 Block 1, Section 84 Village of Alden Bridge

This item was heard by the full committee. The homeowner was present to address the committee. The staff provided the committee with a presentation. It was moved by Deborah Sargeant and seconded by Ken Anderson to conditionally approve the home business for a period of six months dependent upon no complaints being received and no violations of the Home Business Standards. All parking is to be located on the driveway. The homeowner must apply for renewal at the end of the 6 month trial period. The motion passed unanimously.

IX. Public Comments

There were no public comments.

X. Member Comments

There were no member comments.

XI. Staff Reports

There were no staff reports.

XII. Adjourn

There being no further business Chair Deborah Sargeant asked for a motion to adjourn. It was moved by Robert Heineman and seconded by Ken Anderson to adjourn the meeting at 7:51 p.m.

12/15/16
12/16

DEVELOPMENT STANDARDS COMMITTEE MEETING OF

| NAME (PLEASE PRINT) | HOMEOWNER, NEIGHBOR OR CONTRACTOR | AGENDA ITEM ADDRESS | AGENDA ITEM NUMBER | SIGN-IN TIME | SIGNATURE |
|---------------------------|---|------------------------|-----------------------|-----------------|-----------|
| Daniel Wells | Homeowner | 2 Fessie Pkwy | 17 | 5:07 | |
| Patrick McCann | Neighbor | 47 Taylor Point | 31 | 5:12 | |
| Gary Wilson | Architect | ONE JOHN COOPER DR | 11 | 5:13 | |
| Pilar Saiz-Rogers | Neighbor | 47 S. Taylor Point | 31 | 5:13 | |
| Stanlio Ortiz | Contractor | 2 Fessie Pkwy | 17 | 5:15 | |
| Arthur Bledsoe | Homeowner | 10 E. Cottage Green St | 35 | 17:20 | |
| Morgan Simpson | Owners Rep | 411 St. Luke's | 4 | 5:21 | |
| Dustin Tucker | Owners Rep | 2413 Wild Wind | 3 | 5:21 | |
| Diana Elizabeth Haselgren | Owner | 70 Wimberey Way | 21 | 5:23 | |
| Immaso Esmaneca | 24 Wimberey Way | VI | VI | 5:24 | |

12/15/16

DEVELOPMENT STANDARDS COMMITTEE MEETING OF

| NAME (PLEASE PRINT) | HOMEOWNER, NEIGHBOR OR CONTRACTOR | AGENDA ITEM ADDRESS | AGENDA ITEM NUMBER | SIGN-IN TIME | SIGNATURE |
|------------------------|---|---------------------------------|-----------------------|-----------------|---------------|
| Leela Duncan | Home | VI + VII → | 47 Laurelhurst CR | 5:20 | |
| Matthew J. Sokol | Homeowner | 120 Marlbury Branch Ct 11384 | 37 | 5:25 | M. Sokol |
| Denis Carmichael | Homeowner | VI + VIII | 11 Laurelhurst CR | 5:26 | D. Carmichael |
| John Bassard | | | 35 | | J. Bassard |
| Jessiah Templett | Homeowner | | 35 | 5:30 | J. Templett |
| Jeff Roper Eric + | Homeowner | | 35 | 5:30 | J. Roper |
| Donna Davidson | Homeowner | | 34 | 5:30 | D. Davidson |
| Trent Johnson | Business | | 4 | 5:30 | T. Johnson |
| Will Bukowski | | STOP | II | 5:32 | W. Bukowski |
| Janis Saithe | Home | | 33 | 5:32 | J. Saithe |

12/15/16

DEVELOPMENT STANDARDS COMMITTEE MEETING OF

| NAME (PLEASE PRINT) | HOMEOWNER, NEIGHBOR OR CONTRACTOR | AGENDA ITEM ADDRESS | AGENDA ITEM NUMBER | SIGN-IN TIME | SIGNATURE |
|------------------------|---|------------------------|-----------------------|-----------------|---------------------|
| DENNIS P. SNEEDY | Neighbor | 38 Ivy Garden | 35 | 5:24 | <i>D.P. Sneed</i> |
| Judith Sneed | Neighbor | 38 Ivy Garden | 35 | 5:25 | <i>J.A. Sneed</i> |
| Andrew Hendricks | Neighbor | 38 Ivy Garden | 35 | 5:25 | <i>A. Hendricks</i> |
| Spencer Gunn | Contractor | 54 Blairs Way | 36 | 5:25 | <i>S. Gunn</i> |
| Ed Arens | Homeowner | 47 S. Taylor | 31 | | <i>E. Arens</i> |
| Van Laverton | Representative | | 4 | 5:30 | <i>V. Laverton</i> |
| Richard Johnson | Representative | | 4 | 5:30 | <i>R. Johnson</i> |
| Kurt Kennedy | Neighbor | 38 Ivy Garden | 35 | 5:35 | <i>K. Kennedy</i> |
| Stephen Brewer | Homeowner | 54 Blairway | 36 | 5:37 | <i>S. Brewer</i> |
| Erik Davidsen | Homeowner | 23 Serenity | 34 | 6:57 | <i>E. Davidsen</i> |