

Development Standards Committee

November 15, 2017 at 5:00 p.m.

The Woodlands Township

2801 Technology Forest Boulevard

The Woodlands, Texas 77381

Members Present: Deborah Sargeant, Robert Heineman, Chris Florack, Ken Anderson, Walter Lisiewski and Ron Harris

Members Absent: John Anderson

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

Legal Counsel: None

I. Welcome/Call Meeting to Order.

Chair Deborah Sargeant called the meeting to order at 5:01 p.m.

II. Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071 of the Texas Government Code.

No action was taken on this item.

III. Reconvene in Public Session.

No action was taken on this item.

IV. Consideration and action regarding the minutes of the meeting of October 18, 2017.

The minutes were reviewed by the Committee. It was moved by Walter Lisiewski and seconded by Robert Heineman to approve the minutes as presented. Chris Florack abstained as he was not present at the October 18 meeting. The motion passed.

V. Consideration and Action of the Commercial Applications and Covenant Violations in Section VII, recommended for Summary Action.

Chair Deborah Sargeant presented the Commercial Summary List as prepared by Staff. The list consisted of Items B-D, G, K, M, and O-R. It was moved by Ken Anderson and seconded by Chris Florack to approve the Commercial Summary List as presented. The motion passed unanimously.

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

A. Consideration and action regarding modifications to the perimeter fence in relation to lighting issues that may conflict with the Commercial Planning and Design Standards and may impact adjacent properties.

St. Anthony of Padua Catholic Church

7801 Bay Branch Drive

Lot 0001, Block 0000, Section 0039 Village of Cochran's Crossing

This item was reviewed and acted upon by the full committee. The staff provided a presentation noting the proposed modifications to the fence. Representatives for the church were present to address the committee. Also affected neighbors from the neighboring property of Saint Anthony of Padua were present to object. The Committee members identified visiting the property to observe the modifications. The committee deliberated on concerns related to visibility to the rear and the concerns of the design aesthetics of the boards applied to the exterior of the fence. It was then moved by Deborah Sargeant and seconded by Walt Lisiewski to deny the fence modification applied to the smooth side of the fence and request the owner apply full length pickets to create a double-sided fence and suggest the double siding start with all portions of fencing adjacent to parking spaces and require the fence modifications be completed in 30 days. The motion carried unanimously.

- B. Consider and action of Final plans renovating 6 concession stands.
The 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 the final plans as presented on the condition the installation is in accordance with the Commercial Planning and Design Standards. The motion carried unanimously.
- C. Consideration and action on the addition of three parking lot lights in the rear of the property.
Saints Simon & Jude Catholic Church
26777 Glen Loch Drive
Lot 0421, Block 0045, Section 0007 Village of Panther Creek
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 addition of three parking lot lights on the owner must comply with the Commercial Planning and Design Standards, including but not limited to the foot candle reading at the property line, as well as compliance with the Standards regarding glare and lot illumination. The plan review committee and their designee will review the installed lights to confirm compliance with the Commercial Planning and Design Standards. The motion carried unanimously.
- D. Variance request for an existing dumpster without a screened enclosure
Saints Simon & Jude Catholic Church
26777 Glen Loch Drive
Lot 0421, Block 0045, Section 0007 Village of Panther Creek
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 one dumpster seen from glen loch is removed in 30 days and the proposed expanded dumpster area is screened with the wood fence enclosure proposed and must have an installed height to completely screen the dumpster area, is in compliance with the commercial planning and design standards and must be completed within 60 days from the date of the permit received. The motion carried unanimously.
- E. Consideration and action for remodeling to the storefront, including painting, awnings, door and window framing updates and renovated patio.
True Food Kitchen
9595 Six Pines Drive
Lot 7111 Block 0599, Section 0999 Village of Town Center
This item was reviewed and acted upon by the full committee. Representatives were present to address the Committee. The staff provided a presentation noting the improvements and sign package for the property. It was moved by Robert Heineman and seconded by Ken Anderson to conditionally approve the proposed improvements on the condition the proposal is considered a Preliminary submission with a final submission to include entire construction documents set & missing items:
- Construction Activity Plan (access, protective fence shown, staging area)
 - Project ID Sign
 - Site and exterior building mounted lighting
 - Photometric Plan
 - Physical Material Board (to the Review Committee)
- Signs must be in accordance with the approved permit from October 18th, 2017. All other proposed signage requires submission and committee action prior to installation. All outdoor patio furniture and materials, including but not limited to umbrellas, chairs and tables may not include any tenant branding, logos or fonts. Final submission including any revisions, construction activity and photometric plans must be submitted to the staff for review and verification of compliance with the Committee's action prior to issuing a permit. Construction and

installation must be in accordance with the Commercial Planning and Design Standards. The motion carried unanimously.

- F. Consideration and action on the replacement of two sign panels on each of the existing monument signs.
Grogan's Mill Retail Center
7 Switchbud Place
Lot 0840, Block 0547, Section 0006 Village of Grogan's Mill
This item was reviewed and acted upon by the full committee. The staff provided a presentation noting the improvements and sign proposal for the property. The Committee deliberated on the Shopping Center and the color renderings provided. It was then moved by Robert Heineman and seconded by Ken Anderson to approve the sign panel proposals on the following conditions. The wording "Grogan's Mill Village Center" and "Shops & Restaurants" must match in color and font. The overall sign must be repaired and maintained, including algae removal and installation of landscaped beds. Plans must be revised and submitted to the staff, for verification of compliance with the Committee's conditions of approval. The motion carried unanimously.

- G. Consideration and action to trim two trees in front of the tenant space for added visibility for the building sign.
Urgent Care for Kids
1640 Lake Woodlands Drive
Lot 4600 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 deny the request to trim the two trees in front of the tenant space as presented. The motion carried unanimously.

- H. Consideration and action for the conceptual approval for a building addition.
The Woodlands Land Development Company/Glade Arts Foundation
2000 Woodlands Parkway
Lot 4400 Block 0547, 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 table the item. The motion carried unanimously.

- I. Consideration and action regarding mid-growth clearing in the forest preserve adjacent to the drive-through exit and replacement of dead trees located in the west forest preserve.
Chase Bank
3097 College park Drive
Lot 9056 Block 0555, Section 0110 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 table the item. The motion carried unanimously.

- J. Variance request to replace an existing emergency room directional sign with a proposed monument sign for a shopping center tenant that already has tenant panel on the two existing monument signs.
Houston Methodist
3759 FM 1488
Lot 1907 Block 0549, Section 0047 Village of Alden Bridge
This item was reviewed and acted upon by the full committee. The staff provided a presentation noting the improvements and sign proposal for the property. The committee discussed commercial building types and the uniqueness of identifying the emergency room. It was then moved by Robert Heineman and seconded by Deborah Sargeant to approve the proposed sign as presented on the condition the directional sign is removed and the installation is in accordance with the Commercial Planning and Design Standards, including but not limited to, the installation of a landscape bed and maintenance. The motion carried unanimously.

- K. Consideration and Action regarding the existing directional and parking space signage.
HEB Market Street

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 Chris Florack and seconded by Ken Anderson to approve on the HEB Curbside Pick Up signage on the following conditions, remove all existing directional signage that is not in accordance with the proposed plans. Sign type-E shall be mounted in conjunction with an approved standard Handicap Accessible parking sign on a single sign post in front of the intended parking space as marked on plan. No markings for the "Curbside" signage are to be made on the vehicular drives or parking lots. The motion carried unanimously.

- L. Consideration and Action for the addition of a new monument sign panel.

Premier Periodontics and Implants Dentistry

8850 Six Pines Drive

Lot 6605 Block 0350, Section 1000 Village of Research Forest

This item was reviewed and acted upon by the full committee. The staff provided a presentation noting the improvements and sign proposal for the property. It was moved by Ken Anderson and seconded by Deborah Sargeant to deny the new monument sign as presented and require the necessary repairs to comply with the Commercial Planning and Design Standards. The motion carried unanimously. Ron Harris was not present for the vote.

- M. Variance request for vinyl door graphics including hours of operation and a colored logo and an "open" sign that incorporates a portion of the business name in its design.

MOD Pizza

6777 Woodlands Parkway

Lot 0500 Block 0592, Section 0060 Village of Indian Springs

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to deny as presented the vinyl door graphics as presented and require the owner modify the "Open" sign to comply with the Commercial Planning and Design Standards. Allow white vinyl decals in compliance with the Commercial Planning and Design Standards and require removal of the colored logo. The motion carried unanimously.

- N. Variance request for an existing monument sign that was installed without an address number, has a name and logo that is not be registered, does not have a neutral background color and has a logo that exceeds the size allowed.

Stepping Stones Preparatory Academy

11900 Crane Brook Drive

Lot 0115 Block 0499, Section 0046 Village of Indian Springs

This item was reviewed and acted upon by the full committee. The staff provided a presentation noting the improvements and sign proposal for the property. Representatives from the sign company and the owner of the property were present to address the committee. The committee deliberated on the sign and the Commercial Planning and Design Standards. It was then moved by Robert Heinemann and seconded by Chris Florack to approve a monument sign on the condition the owner revise the sign with the address on the bottom and centered. Modify the background color to a neutral background by reversing the colors of the existing sign and reducing the logo to comply with the Commercial Planning and Design Standards while allowing for the ribbon graphic Preparatory Academy. Finally, the owner must submit verification that that the logo has been registered with the United States Patent and Trademark Organization and verification must be submitted to the staff within one year of the approval. If registration cannot be achieved, the owner will be required to remove the sign and apply for a revised proposal. The revised plans and final proposal should be submitted to staff to verify compliance with the Committee's actions. The motion carried unanimously.

- O. Consideration and action regarding temporary containers stored at various residential and commercial properties in The Woodlands, by United Parcel Service, for the distribution of packages over the Winter Holiday Season.

Holly Creek Apartments

333 Holly Creek Court

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

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 storage container on the condition the "POD" temporary storage containers must comply with the following specifications:

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

The motion carried unanimously.

- P. Consideration and action regarding temporary containers stored at various residential and commercial properties in The Woodlands, by United Parcel Service, for the distribution of packages over the Winter Holiday Season.

Community Christian Church

5401 Rush Haven Drive

Lot 0220, Block 0592, Section 0060 Village of Indian Springs

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 storage container on the condition the "POD" temporary storage containers must comply with the following specifications:

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

The motion carried unanimously.

- Q. Consideration and action regarding temporary containers stored at various residential and commercial properties in The Woodlands, by United Parcel Service, for the distribution of packages over the Winter Holiday Season.

Congregation Beth Shalom

5125 Shadowbend Drive

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

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to approve the storage container on the condition the "POD" temporary storage containers must comply with the following specifications:

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

The motion carried unanimously.

- R. Consideration and action regarding temporary containers stored at various residential and commercial properties in The Woodlands, by United Parcel Service, for the distribution of packages over the Winter Holiday Season.

The Ridge Community Church

10801 Falconwing Drive

Lot 0210, Block 0592, Section 060 Village of Indian Springs

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 storage container on the condition the "POD" temporary storage containers must comply with the following specifications:

- PODS must be removed no later than January 15th.
- Approval is for two years and must be renewed biannually.

- Delivery and pick up from the designated areas should be consistent with the Commercial Planning and Design Standards related to construction hours of operation.
- PODS may only be located in the locations specified on the plans.

The motion carried unanimously.

VII. Consideration and Action of the **Residential** Applications and Covenant Violations in Section IX, recommended for Summary Action.

Chair Deborah Sargeant presented the Residential Summary List as prepared by Staff. The list consisted of Items 1-18 and 20-22. Item 19 was resolved prior to the meeting and Item 26 was tabled. It was moved by Chris Florack and seconded by Ken Anderson to approve the Residential Summary List as presented. The motion passed unanimously.

VIII. Consideration and Action of the Residential Applications and Covenant Violations.

1. Variance request for proposed paving that does not respect the ten foot rear and five foot side easements.

Scott Kelley

10 Leaf Spring Place

Lot 28 Block 03, 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 the paving 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.

2. Variance request for proposed fireplace with bench that will not respect the rear 25 foot building setback.

Gregory Dennis Johnson

11 Moss Bluff Court

Lot 37, Block 1, Section 22 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 fireplace and bench. They must meet code and pass inspections. The motion carried unanimously.

3. Variance request for proposed retaining wall that does not respect the rear ten foot easement.

Andrew Sarantopoulos

37 Maize Flower Place

Lot 10, Block 1, Section 34 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 conditionally approve as submitted. No more than 3 foot encroachment into the rear easement is allowed. 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 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 carried unanimously.

4. Request for approval of a renewal of a home business for martial art lessons.

Joseph Adornato

119 North Sage Sparrow Circle

Lot 38, Block 3, Section 11 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 conditionally approve the home business. The homeowner must reapply in two years, all vehicles must be parked in the driveway and the business must comply with the Home Business Standards.

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.

5. Variance request for an existing play structure that does not respect the ten foot rear easement.
Mark and Pamela Crawford
10 Tioga Place
Lot 17, Block 1, Section 7 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 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.
6. Variance request for an existing storage shed that does not respect the five foot side easement.
Phillip Smith
87 West Knightsbridge Drive
Lot 5, Block 2, Section 2 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 disapprove 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 passed unanimously.
7. Variance request for an existing retaining wall and paving that does not respect the rear ten foot rear easement.
Sherri C Petrek
30 North Winterport Circle
Lot 7, Block 3, 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 the retaining wall and paving as built. 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.
8. Variance request for an existing rear fence that is built with construction side facing out and pool deck paving that does not respect the side five foot easement.
Donald Walker
7 East Shale Creek Circle
Lot 2, Block 1, Section 20 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 fence and deck paving as submitted. The motion carried unanimously. 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.
9. Variance request for existing driveway borders that exceed the maximum width allowed and the hard surface area exceeds the allowed maximum.

Link S. Alander

35 Alden Glen Drive

Lot 9, Block 1, 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 conditionally approve the driveway borders. No additional hard surface area will be allowed on lot. 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 carried unanimously.

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

John Alford

31 Tivoli Garden Court

Lot 39, Block 2, Section 16 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 deck as built. 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.

11. Variance request for an existing concrete fire pit bench does not respect the 10 foot rear easement.

Justino Dalio

174 South Thatcher Bend Circle

Lot 4, Block 1, Section 36 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 conditionally approve the fire pit bench. The homeowner must plant and maintain evergreen trees and/or shrubs at least 7 feet tall at the time of planting behind the bench as a screen to the rear property. The motion carried unanimously.

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

Kent & Amanda Shirley

43 Fury Ranch Place

Lot 44, Block 1, Section 24 Village of Creekside Park

This item was reviewed as part of the summary list presented by staff. The homeowner was not present at the meeting. 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 (by submitting an application for the room addition) 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.

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

James R Johnson

200 Bristol Bend Circle

Lot 26, Block 3, Section 8 Village of Alden Bridge

This item was reviewed as part of the summary list presented by staff. The homeowner was not present at the meeting. 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 (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.

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

Armon J & Leila M Higham
102 South Shawnee Ridge Circle
Lot 12, Block 1, Section 22 Village of Indian Springs (TWA)

This item was reviewed as part of the summary list presented by staff. The homeowner was not present at the meeting. 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 (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 passed unanimously.

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

Juan C & Maria Fernandez
93 South Rocky Point Circle
Lot 19, Block 2, Section 5 Village of Creekside Park

This item was reviewed as part of the summary list presented by staff. The homeowner was not present at the meeting. 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 (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 passed unanimously.

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

Juan J Gonzalez & Lourdes G Tanaka
98 West Arbor Camp Circle
Lot 26, Block 3, Section 4 Village of Creekside Park

This item was reviewed as part of the summary list presented by staff. The homeowner was not present at the meeting. 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 (by mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds) 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.

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

Luis Ernesto Gonzalez Alcaez & Veronica Yolanda Romero Torres
263 New Harmony Trail
Lot 2, Block 5, Section 14 Village of Creekside Park

This item was reviewed as part of the summary list presented by staff. The homeowner was not present at the meeting. 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 (by mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds) 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.

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

Erin E Bell
239 Hearthshire Circle
Lot 66, Block 2, Section 99 Village of Sterling Ridge
This item was resolved prior to the meeting.

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

Cody J Baranowski & Farra A Howard
15 Tillamook Court
Lot 16, Block 1, Section 5 Village of Creekside Park
This item was reviewed as part of the summary list presented by staff. The homeowner was not present at the meeting. 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 (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 passed unanimously.

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

Sean P & Ivey A Carroll
11 Tillamook Court
Lot 15, Block 1, Section 5 Village of Creekside Park
This item was reviewed as part of the summary list presented by staff. The homeowner was not present at the meeting. 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 (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 passed unanimously.

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

Don & Elizabeth Philips
60 North York Gate Court
Lot 9, Block 2, Section 19 Village of Alden Bridge
This item was reviewed as part of the summary list presented by staff. The homeowner was not present at the meeting. 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 (by removing or submitting applications and receiving approval for the pool slide and 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 passed unanimously.

22. Variance request for a proposed patio cover with screened room that does not respect the rear 20 foot setback.

Rosanne Hudson

51 South Mews Wood Court

Lot 8, Block 1, Section 12 Village of College Park

This item was heard by the full committee. The staff provided the committee with a presentation. The homeowners were present and addressed the committee. It was moved by Deborah Sargeant and seconded by Robert Heineman to conditionally approve the patio cover with screened room. It must meet code and pass inspections. The homeowners must maintain the existing vegetation to the rear for screening. The motion passed unanimously.

23. Variance request for a portion of a fence that exceeds the maximum height allowed for a fence.

Bonnie D Monych

108 Snowdance Court

Lot 25 Block 1 Section 5 Village of Alden Bridge

This item was heard by the full committee. The staff provided the committee with a presentation. The homeowners were present and addressed the committee. It was moved by Walter Lisiewski and seconded by Chris Florack to conditionally approve the fence to a maximum height of 6 feet 6 inches. The homeowners must plant and maintain additional vegetation along the fence to screen from the neighbor's light. The fence must also meet code and pass inspections. The motion passed unanimously.

24. Request to appeal the patio cover conditions of approval that required the planting of three 15 gallon trees.

James McFarland

23 Drifting Shadows Circle

Lot 51 Block 2, Section 7 Village of College Park

This item was heard by the full committee. The staff provided the committee with a presentation. The homeowner did not attend the meeting. It was moved by Ken Anderson and seconded by Chris Florack to grant the homeowner's appeal. The motion carried unanimously.

25. Request to appeal the pool conditions of approval for planting of evergreen screening.

David Halvorson

86 South Archwyck Circle

Lot 33, Block 1, Section 42 Village of Sterling Ridge

This item was withdrawn by the homeowner.

IX. Public Comments

Paul Jarmillo of 82 South Bardsbrook addressed the committee regarding vegetation installed by his neighbor. Mr. Jarmillo objects to the trees and shrubs that have been planted in the easement between the two properties. Mr. Jarmillo claims this has affected the view from his property and he prefers an "open" look. He contends the Covenants do not allow residents to plant in easements. Deborah Sargeant asked this be put on the December 20 agenda to discuss the easement issue.

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 made a motion to adjourn the meeting and Chris Florack seconded. The meeting was adjourned at 7:11 p.m.

DEVELOPMENT STANDARDS COMMITTEE MEETING OF 11/15/17

NAME (PLEASE PRINT)	HOMEOWNER, NEIGHBOR OR CONTRACTOR	AGENDA ITEM ADDRESS	AGENDA ITEM NUMBER	SIGN-IN TIME	SIGNATURE
Kurt VandellWalke	HO	Garage	K	4:10	Kurt Walke
PAUL JARAMILLO	HO	82 S. BARDSBROOK		4:34	Paul Jaramillo
KYUE ROTH	HO	3759 FM 1488	J	4:39	Paul Jaramillo
LINK ALANDE	HO	35 Alder-Glen		4:44	Paul Jaramillo
NINA RAGY	TRUFEEDS	9595 SIX LINES 11900 Crane Brook	E	4:50	Nina Ragy
Erin McDowell		Crane Brook	N	4:54	Erin McDowell
Jarvis Egan	CON.	Crane Brook	N	4:55	Jarvis Egan
Bonnie + Stefan Morye	HO	108 S. WINDSOR CT	24	5:00	Bonnie Morye
Denis Carmichael	Homeowner	108 Windsor Ct	A	5:00	Denis Carmichael
TIM GENSYKIAN	OWNER		23		Tim Gensykian
RESAUNE HUDSON					Resaune Hudson

11/15/17

DEVELOPMENT STANDARDS COMMITTEE MEETING OF

NAME (PLEASE PRINT)	HOMEOWNER, NEIGHBOR OR CONTRACTOR	AGENDA ITEM ADDRESS	AGENDA ITEM NUMBER	SIGN-IN TIME	SIGNATURE
Seth Mackey	Chair				
Greg Johnson	Homeowner		#2	5:00	
Leela Duncan	homeowner		A	5:05	
Alan Staley	contractor		#11	5:15	
Dawn	OWNER		A	5:16	
ALVARO OROZCO		59 Acorn Cluster		5:31	
Guillermo Orozco	Homeowner -	"u" "v"		5:31	
Derby Middlebrooks	Homeowner			5:31	
Andrew Santapauls	Homeowner	37 Mize Flower Place 77375	3	5:31	