

Development Standards Committee

February 21, 2018 at 5:00 p.m.

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

Members Present: Walter Lisiewski, Robert Heineman, John Anderson, Ron Harris, John A. Brown, Brian Boniface and Bob Adams

Members Absent: None

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

Legal Counsel: Bret Strong

- I. Welcome/Call Meeting to Order.
Chair Walter Lisiewski called the meeting to order at 5:02 p.m.
- II. Consideration and action regarding the minutes of the meeting of December 20, 2017 and January 17, 2018.
The minutes were reviewed by the Committee. It was moved by John A. Brown and seconded by John Anderson to approve the December minutes as presented. It was further moved by Brian Boniface and seconded by Ron Harris to approve the January minutes as presented. Both motions passed unanimously.
- III. Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071 of the Texas Government Code.
The Committee recessed to Executive Session at 6:06 p.m.
- IV. Reconvene in Public Session.
The Committee reconvened at 6:56 p.m. John Anderson left the meeting at this time.
- V. Consideration and Action of the Commercial and Residential Applications and Covenant Violations in Section VI and VII, recommended for Summary Action.
Chair Walter Lisiewski presented the Commercial and Residential Summary Lists as prepared by Staff. The Commercial Summary List consisted of Items F, J and K. Item E was withdrawn. The Residential Summary List consisted of Items 2, 4-6, 8-15 and 18. Item 3 was tabled, item 7 was resolved prior to the meeting and item 17 was withdrawn. It was moved by Brian Boniface and seconded by John A. Brown to approve the Commercial and Residential Summary Lists as presented. The motion passed unanimously.
- VI. Consideration and Action of the **Commercial** Applications and Covenant Violations.
 - A. Variance request for the permanent relocation of a temporary building that is in violation of the Memorandum of Agreement.
Impact Church of The Woodlands
5401 Shadowbend Place
Lot 0300, Block 0163, Section 0047 Village of Cochran's Crossing
This item was heard by the full committee. The staff provided the committee with a presentation. A representative from the church was present to address the committee. After discussion and deliberation it was moved by John Anderson and seconded by John A. Brown to deny the request for the permanent relocation of the temporary building but the committee consented to delay the enforcement

based upon the execution of a memorandum of agreement that will allow the temporary building to remain until such time that the construction of the new phase of development is complete. Approval is conditioned upon the owner signing a Memorandum of Understanding that will be fully executed and filed in Montgomery County Real Property Records. The motion carried unanimously.

- B. Variance request for the final plans for an exterior remodel that includes improvements encroaching into the forest preserve and over the building line.

1401 WOODLANDS PKWY LLC

1401 Woodlands Parkway

Lot 0250, Block 0599, Section 036 Village of Grogan's Mill

This item was heard by the full committee. The staff provided the committee with a presentation. It was moved by Brian Boniface and seconded by Ron Harris to deny the proposal as presented and require the owner resubmit with all improvements respecting the forest preserve, other than the existing encroachment to the existing parking lot and remove all improvements located over the building line. Final design submittal should be in accordance with the Commercial Planning and Design Standards. All specifications identified in the architectural review should be incorporated into the final submission:

Please revise and resubmit the entire Final Design Submittal package for review and approval.

- Proposed additional Parking Lot to add 10 Parking Spaces. The shaded areas encroach into the 45' Forest Preserve by 27' and increase the property lot coverage by 2,362SF. Encroachment into the Forest preserve is not approved.
- Any changes to the parking or site utilities will require civil site, grading, utility and drainage plans.
- Color elevations including a sample materials board and artist renderings are required for review.
- A clearing plan showing all clearing limits for building and utilities including marking all trees 8 inch or more in caliper size.
- Any exterior mechanical equipment must be screened. Provide drawing details for on the ground screening or by way of roof parapet/screen for any roof mounted equipment.
- A complete signage package must be submitted separately for review and approval before any signage is fabricated and installed on site. Include submission for Project ID sign.
- Exterior lighting details shall be submitted for review and approval. Include lighting plan, photometric plan, and all exterior fixture cut sheets.
- Landscaping Plans must be provided showing landscape around property monument sign, manicured landscape areas, any supplemental Forest Preserve plantings, parking lot islands plantings and plans for irrigation systems-new and existing.
- Provide a Construction Activity Plan to Include Construction Fencing type and layout with screening, site access, laydown areas, and dumpster-trailer-restroom locations.
- Elevations show a balcony and circular stair that are not in the same location as indicated on architectural plan. Placement of improvements on the architectural and elevation plans should match, including floor plans.
- The proposed covered patio structure/balcony is over the building line by 10 feet. No new structures are to be built over the building line.
- Ending the roof transition short from the corner of the façade will allow water draining from pitched roof to collect against flat walls for significant distance. Consider extending roof transitions or adding crickets.

The motion carried unanimously.

- C. Consideration and action to update the monument sign criteria to allow colored text and logos.

College Park LLC

3335 College Park Drive

Lot 0806 Block 0388, Section 0999 Village of College Park

This item was heard by the full committee. The staff provided the committee with a presentation. Representatives for the owner and the sign company were present to address the committee. The committee reviewed the information provided including existing criteria for shopping centers and pad sites along College Park Drive. After discussion and deliberation, it was moved by Robert Heineman and seconded by Walter Lisiewski to approve the update to the monument sign criteria under the following conditions:

- Colored logos, which are registered with the colors to be used on signage, are conditionally approved to be displayed on panels. Logo sizes remain as defined in The Woodlands Commercial Planning and Design Standards (10% of the size of the sign panel).
- All business names, regardless of registered colors, must be in white lettering, no exceptions.
- Gray panel color (PMS 424) should be revised to a slightly darker tone.
- Entire monument sign and supporting structure are to be power washed and refurbished to a like-new condition.
- Panel construction is approved to be Aluminum faces with faces routed and backed with Acrylic. Acrylic stud mounted on routed Aluminum face frame. Tenant logos: translucent color vinyl on acrylic - second surface applied.
- All tenant panel signage must match the building signage.
- "For Lease" information is not permitted on Monument panels. Businesses must install panels on both sides of a single monument sign (not Side "A" of monument "A" and Side "B" of monument "B") as McAlister's and Atsumi were presented.
- Tenant panels as submitted are to be revised and resubmitted in accordance to adjusted signage criteria. Brian Boniface was opposed. The motion carried.

- D. Variance request for monument sign panel updates that do not match the building signs, include color, a leasing phone number and logos that are not registered and exceed the maximum size allowed.

College Park LLC

3335 College Park Drive

Lot 0806 Block 0388, Section 0999 Village of College Park

This item was heard by the full committee. The staff provided the committee with a presentation. Representatives for the owner and the sign company were present to address the committee. The Committee reviewed the information provided and deliberated regarding compliance to the Commercial Planning and Design Standards, the newly updated sign criteria and location and visibility of the two monument signs. After discussion and deliberation, It was moved by Robert Heineman and seconded by Walt Lisiewski to deny the request as presented and require the owner submit a revised proposal that complies with the newly adopted monument sign criteria. In addition, the committee suggested the owner relocate monument sign "B" to the west side of the entrance which would allow for monument signage of each side of the shopping center entrance. Brian Boniface was opposed. The motion carried.

- E. Variance request for the addition of a patio arrangement that includes seating, speakers, lighting and a television to be used for advertising purposes.

1701 Lake Robbins LLC/Blend Bar

1701 Lake Robbins Drive

Lot 2628 Block 0599, Section 0999 Village of Town Center

This item was reviewed under the summary list as presented by staff. It was moved by Brian Boniface and seconded by John A. Brown to withdraw the variance request for the addition of a patio arrangement that includes seating, speakers, lighting and a television to be used for advertising purposes. The motion carried unanimously.

- F. Variance request to display two temporary banners on a monument sign that is not adjacent to entrance and to display one temporary banner at both main entrances to the property.
The Crossing Church
6265 Shadowbend Place
Lot 0220, Block 0687, Section 0047 Village of Cochran's Crossing
This item was reviewed under the summary list as presented by staff. It was moved by Brian Boniface and seconded by John A. Brown to approve the variance request to display two temporary banners on a monument sign that is not adjacent to entrance and to display one temporary banner at both main entrances to the property as presented on the condition the signs are displayed no earlier than March 16, 2018 and are removed no later than April 2, 2018. The motion carried unanimously.
- G. Consideration and action of a detached storage building.
St. Anthony of Padua Catholic Church
7801 Bay Branch Drive
Lot 0001, Block 0000, Section 0039 Village of Cochran's Crossing
This item was heard by the full committee. The staff provided the committee with a presentation. Representatives for the church and the adjacent residential properties were present to address the committee. The Committee reviewed the information provided and deliberated regarding the proposed placement of shed #2. It was then moved by Robert Heineman and seconded by John Anderson to approve the proposed location as presented on the condition the shed is painted to match shed #1. The motion carried unanimously.
- H. Variance request for the final for a monument sign update that does not meet the committee's conditions of approval.
Stepping Stones Preparatory Academy
11900 Crane Brook Drive
Lot 0115 Block 0499, Section 0046 Village of Indian Springs
This item was reviewed under the summary list as presented by staff. It was moved by Brian Boniface and seconded by John A. Brown to table the variance request for the final approval for a monument sign update that does not meet the committee's conditions of approval. The motion carried unanimously.
- I. Consideration and action for the addition of a dumpster enclosure.
BBVA Compass Bank
10000 Woodlands Parkway
Lot 0700 Block 0458, Section 0046 Village of Sterling Ridge
The staff provided the committee with a full presentation. A representative from the bank was present to address the committee. The Committee reviewed the information provided and found that the proposed cedar dumpster enclosure was not consistent with the overall theme and criteria of The Woodlands Commercial Planning and Design Standards. It was moved by John Anderson and seconded by Robert Heineman to deny the request as presented and require that the owner revise and resubmit a proposal in accordance with the following conditions:
- The enclosure must be located away from view of streets and adjacent properties that have direct visibility.
 - The enclosure must be a masonry design harmonious with the BBVA Compass Bank architectural building design.
 - Enclosure doors to be metal panel doors without open slats, painted a matte color to match the building design.
 - All parking lot striping in area of dumpster enclosure must be removed.
 - Removal of two (2) spaces will not affect parking space requirement.
- The motion carried unanimously.

- J. Consideration and action for the concept approval to add a fourth tenant panel to the existing monument sign.
Town Center One
1450 Lake Robbins Drive
Lot 5300 Block 0599, Section 0999 Village of Town Center
This item was reviewed under the summary list as presented by staff. It was moved by Brian Boniface and seconded by John A. Brown to approve the concept approval to add a fourth tenant panel to the existing monument sign on the condition the monument sign construction is limited to four (4) tenant panels per side All Panel backgrounds must match and mounting shall be done with hidden fasteners. Repair the sign to a new condition by clean, re-grouting and replacing any components that may become damaged during construction of new sign panels and power-wash entire monument sign. Additionally, the sign should include installation in accordance with the Commercial Planning and Design Standards, including but not limited to the landscape bed and maintenance. The motion carried unanimously.
- K. Consideration and action for the concept approval to add a fourth tenant panel to the existing monument sign.
Town Center Two
1330 Lake Robbins Drive
Lot 7200 Block 0599, Section 0999 Village of Town Center
This item was reviewed under the summary list as presented by staff. It was moved by Brian Boniface and seconded by John A. Brown to approve the concept approval to add a fourth tenant panel to the existing monument sign on the condition the monument sign construction is limited to four (4) tenant panels per side All Panel backgrounds must match and mounting shall be done with hidden fasteners. Repair the sign to a new condition by clean, re-grouting and replacing any components that may become damaged during construction of new sign panels and power-wash entire monument sign. Additionally, the sign should include installation in accordance with the Commercial Planning and Design Standards, including but not limited to the landscape bed and maintenance. The motion carried unanimously.

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

1. Consideration and action for final action of the drainage plan, landscaping plan and associated impact on the neighborhood and surrounding properties.
Alexandro Rovirosa Martinez
47 North Longspur Drive
Lots 09 and 10, Block 04, Section 45 Village of Grogan's Mill
This item was heard by the full committee. The staff provided the committee with a presentation. Representatives for the owner and the adjacent neighbor were present to address the committee. It was moved by Walt Lisiewski and seconded by Ron Harris to deny the landscaping plan as presented and require the owner revise the plan to incorporate larger trees at the front. Relocated the smaller trees to areas in need of screening, such as the tennis court, dog run or other improvements including view from golf course (due to underbrush clearing on golf course property) and adjacent properties. Require they add large spayed or large boxed live oaks at the front of the right-hand side of front of home to balance the tree installation in the front; and include a timeline with the additional landscaping to ensure timing of installation. The Drainage plan was conditionally approved on the condition the committee action does not constitute approval by any other owner or entity. The owner must not halt or materially impede drainage as defined in the Residential Development Standards. Additionally, the Committee informed the owner's representatives the owner should apply for any lights on the house in accordance with the Residential Development Standards. The Committee will need to evaluate the tennis court lights and any other exterior lighting on the Property for compliance with the Committee's conditions of approval. The owner should anticipate the need to modify the area of the golf course, where vegetation was recently removed. The owner should submit an absolute completion schedule of all dates of completion for all

improvements and work to be completed including the interior and exterior. Consider a plan for offsite parking to eliminate the number of vehicles parked on site. The motion carried unanimously.

2. Variance request for proposed conceptual room addition that encroaches into the 60-foot rear setback, exceed the maximum living area per the neighborhood criteria and includes the original home drawings instead of new sealed plans.

Mohan Jacob

39 West Isle Place

Lot 06, Block 01, Section 25 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by Brian Boniface and seconded by John A. Brown to approve on the condition the improvement meets code and passes final inspection. Additionally, the owner must submit the original house final plans for our records in place of obtaining sealed drawings. Additionally, the owner must ensure the placement of the improvement does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

3. Variance request for a proposed shed that does not respect the rear and side easements.

Michael L Richards

75 South Downy Willow Circle

Lot 19 Block 1 Section 60 Village of Alden Bridge

This item was tabled at the homeowner's request.

4. Variance request for existing pool decking that does not respect the rear ten feet and side five feet easements.

Joseph and Tari Witcraft

2 Canterbury Place

Lot 65, Block 2, Section 2 Village of Creekside Park West

This item was reviewed under the summary list as presented by staff. The homeowner and contractor were present at the meeting. It was moved by Brian Boniface and seconded by John A. Brown to conditionally approve the existing pool decking. 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.

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

30 West Lasting Spring LLC (Leopoldo Arechiga Burillo)

30 West Lasting Spring

Lot 31, Block 1, Section 8 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 Brian Boniface and seconded by John 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.

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

Mujtaba Alikhan & Chishty Erum

27 North Arrow Canyon Circle

Lot 49, Block 4, Section 3 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 Brian Boniface and seconded by John 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.

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

Forest Jr & Pamela Busby
26 North French Oaks Circle
Lot 6, Block 1, Section 49 Village of Sterling Ridge
This item was resolved prior to the meeting.

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

Karl Edward Fernandes
10 Pocket Flower Court
Lot 15, Block 1, Section 16 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 Brian Boniface and seconded by John 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, removing debris and excessive pine needles from property; and 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.

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

John D & Iliana C Lane
163 West Bristol Oak Circle
Lot 4, Block 1, Section 11 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 Brian Boniface and seconded by John 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.

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

Sambath Prak & Sothea Ngy
46 North Creekmist Place

Lot 1, Block 2, Section 4 Village of Harper's Landing at College 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 Brian Boniface and seconded by John 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 mildew/algae from the exterior 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 passed unanimously.

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

John Truong Tram

79 Autumn Branch Drive; 77382-1406

Lot 56, Block 1, Section 26 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 Brian Boniface and seconded by John 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.

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

Marcela Velasco-Sevilla

166 Queenscliff Court

Lot 4, Block 1, Section 13 Village of Sterling Ridge

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 Brian Boniface and seconded by John 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, removing miscellaneous debris from driveway; removing disabled vehicles from driveway or meet the Standards; and 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.

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

Graig C Suvannavejh

10 Sheltered Arbor Court

Lot 41, Block 1, Section 3 Village of Sterling Ridge

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 Brian Boniface and seconded by John 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 rust and chemical stains from the driveway) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion passed unanimously.

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

Justin Michael & Kari L Roy

2 Burgandy Oaks Court

Lot 26, Block 2, Section 15 Village of Creekside Park West

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 Brian Boniface and seconded by John 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 planting and maintaining sufficient evergreen vegetation to screen swimming pool equipment as per conditions of permit approval and screening storage sheds) 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. Request for approval of a home business.

Darren Ansley

59 South Bethany Bend Circle

Lot 10 Block 2, Section 36 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. The owner was present at the meeting. It was moved by Brian Boniface and seconded by John A. Brown to conditionally approve the home business. The owner must reapply in two years and must comply with the Home Business Standards. The home business permit may be revoked at any time by the Development Standards Committee or for a violation of the Home Business Standards. The motion passed unanimously.

16. Request for approval of a short-term rental home business.

Green Set LLC Series L

198 North Vershire Circle

Lot 12 Block 2, Section 91 Village of Sterling Ridge

This item was reviewed and acted upon by the full committee. The staff provided a presentation. The property manager was present to address the committee. She stated that the property is mostly used by company employees and only rented on weekends. An affected neighbor, Joe Snedden of 194 Vershire, spoke in opposition to the short-term rental. He stated that he has seen 8-10 cars at a time at the property and that it has been rented out weekly. He also stated that the affected neighbor letter should have been sent to a wider range of homes. Mr. Snedden feels that approval of a short-term rental will negatively affect property values. It was moved by Walter Lisiewski and seconded by Brian Boniface to disapprove the short-term rental. The motion passed unanimously.

17. Request to appeal Residential Design Review Committees decision to require replanting four 30 gallon native trees on lot.
Joshua D. Keough
54 Courtland Green St
Lot 14 Block 03 Section 55 Village of Alden Bridge
This item was withdrawn by the homeowner prior to the meeting.
18. Variance request for a proposed fence that will exceed the maximum height allowed and will not meet the height and design requirement per the Development Criteria for Section 55 of Alden Bridge.
Joshua D. Keough
54 Courtland Green St
Lot 14 Block 03 Section 55 Village of Alden Bridge
This item was reviewed under the summary list as presented by staff. It was moved by Brian Boniface and seconded by John A. Brown to conditionally approve the proposed fence. The homeowner must plant and maintain evergreen vegetation along the outside of the fence to screen the rot board from view. Staff will follow up after completion to see if the vegetation is sufficient or if additionally screening is required and to verify conditions of approval. The fence must meet code and pass inspections. The motion passed unanimously.
19. Variance request for a proposed driveway that exceeds the maximum width allowed.
Roger Tietze
98 South Scribewood Circle
Lot 12 Block 1, Section 40 Village of Sterling Ridge
This item was reviewed and acted upon by the full committee. The staff provided a presentation. The homeowner was present to address the committee. Mr. Tietze said it is currently very difficult to get in and out of the third garage bay due to the current shape of the driveway. It was moved by Walter Lisiewski and seconded by John A. Brown to conditionally approve the proposed driveway widening. The driveway cannot exceed 20feet in width. Driveway borders will be allowed per the Standards. The motion passed unanimously.
20. Consideration and action to appeal the Staff conditions of approval regarding an existing shed that does not respect the rear easement and possible rehearing of the Development Standards Committee conditions of approval from a previous permit that required a Memorandum of Agreement to remove the shed upon resale.
Gabriel Sabadell Living Trust
6 Wildever Place
Lot 27 Block 1, Section 36 Village of Sterling Ridge
This item was reviewed and acted upon by the full committee. The staff provided a presentation. The homeowner was present to address the committee. Mr. Sabadell said he is selling the home and wants to leave the shed for potential buyers. It was moved by Brian Boniface and seconded John A. Brown to table the item to allow the Committee the opportunity to seek legal advice regarding the Memorandum of Agreement currently in force on the property. The motion passed unanimously.
- VIII.** Consideration and action regarding contractor compliance and deposit fees.
This item was heard by the full Committee. The staff provided the Committee with a presentation. Sean Lewing of Aquascapes was present and addressed the Committee. Mr. Lewing said he was having some health issues and the project manager in charge of these two properties is no longer with the company. He accepts full responsibility and assured the Committee that he would personally oversee future projects. It was moved by Walter Lisiewski and seconded by Brian Boniface to postpone action regarding the contractor compliance deposit with the understanding that any additional violation will result in the immediate assessment of a \$10,000 deposit. The motion passed unanimously.

IX. Consideration and discussion regarding the upcoming Joint Meeting of the Residential Design Review Committees and the Development Standard Committee.

Walter Lisiewski reminded the Committee about the Joint Meeting of the Residential Design Review Committees and the Development Standards Committee scheduled for February 28, 2018. This date conflicted with a Township Board meeting and attendance could be an issue for John A. Brown and Brian Boniface. Alternate dates were suggested but none could be agreed upon so the meeting date will stand as originally planned. Since the Township Board meeting starts after the Joint Meeting, attendance for those who serve on the Board and the Committee may be possible.

X. Public Comments

There were no public comments.

XI. Member Comments

There were no member comments.

XII. Staff Reports

There were no staff reports.

XIII. Adjourn

There being no further business, Chair Walter Lisiewski asked for a motion to adjourn. Brian Boniface made the motion and John A. Brown seconded. The meeting was adjourned at 8:32 p.m.

2/21/18

DEVELOPMENT STANDARDS COMMITTEE MEETING OF

NAME (PLEASE PRINT)	HOMEOWNER, NEIGHBOR OR CONTRACTOR	AGENDA ITEM ADDRESS	AGENDA ITEM NUMBER	SIGN-IN TIME	SIGNATURE
Sean Lewis	Contractor	2 Cedar Broughal	4	4:34	[Signature]
Dread Noldy	Church Rep	5401 Stakeburo	"A"	4:40	[Signature]
TINA MYERS	Contractor	Diamonder Enclave	I	4:40	[Signature]
MOHAN JACOB	Owner	39 wepale plus 100/land to 7381	2	4:40	[Signature]
Joe Snedden		198 N. Vershire	16	4:47	[Signature]
Joan Tietze	owner	18 S Schelwood	19	4:49	[Signature]
JOE WITCRAFT	OWNER	2 CANTERBROUGH PK	4	4:57	[Signature]
Stephen Lenahan	Rep	7801 Bay Branch Dr.	G	4:53	[Signature]
Alana Ansley	Homeowner	59 S Belmont Blvd Cir	15	4:55	[Signature]
Leela Duncan	homeowner	47 Laurelhurst Cir	6	4:55	[Signature]



2/21/18

DEVELOPMENT STANDARDS COMMITTEE MEETING OF

NAME (PLEASE PRINT)	HOMEOWNER, NEIGHBOR OR CONTRACTOR	AGENDA ITEM ADDRESS	AGENDA ITEM NUMBER	SIGN-IN TIME	SIGNATURE
Scott Kudj	47 N. Layspur			4:53	[Signature]
Frey Taylor	Contractor	3335 college Park	C&D	4:55	[Signature]
Tommaso Esmaneci	27 GORECHURST	STOOP	G	4:57	[Signature]
Dylan S. Laffer		3335 college Park	C&D	5:03	[Signature]
Richard Vandenberg	Neighbor	198 N. Vershine Circle		5:05	[Signature]
Ramona Omeizewa	198 Vershine		16		
Debra Muelke	owner	198 N. Vershine	16		
Elizabeth Mak	LA	47 N. Layspur	1	5:07	[Signature]
Riddwi Doshi		3335 College Park	C&D	5:07	[Signature]
Amy R. Pascha		3335 College Park		5:10	[Signature]

2/21/18

DEVELOPMENT STANDARDS COMMITTEE MEETING OF

NAME (PLEASE PRINT)	HOMEOWNER, NEIGHBOR OR CONTRATOR	AGENDA ITEM ADDRESS	AGENDA ITEM NUMBER	SIGN-IN TIME	SIGNATURE
Denis Carmichael	Homeowner	C-		5:15	
GABRIEL SARADELL	Homeowner			5:20	
Julia Harriman	Homeowner				
LISA Spitz					