

Development Standards Committee

May 2nd, 2018 at 5:00 p.m.

The Woodlands Township

2801 Technology Forest Boulevard

The Woodlands, Texas 77381

MINUTES

Members Present: Walter Lisiewski, John Anderson, John A. Brown, Brian Boniface, Robert Adams and Arthur Bredehoff

Staff Present: Kimberly McKenna, Chris Feist, Sharon Davis and Joe Hans

Counsel Present: Bret Strong

I. Welcome/Call Meeting to Order.

The meeting was called to order by Walter Lisiewski at 5:00 p.m.

II. Consideration and action regarding the minutes of the meeting of April 4, 2018.

The minutes were reviewed by the committee. It was moved by Brian Boniface and seconded by Robert Adams to approve the minutes of April 4, 2018 as presented. The motion carried unanimously.

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

These items were reviewed by the full committee. The lists consisted of commercial items B, E-J, L-N, P, Q, S, & U-Y and residential items 2, 6, 7, 11, 12, 14-17, 19-24 & 28.

It was moved by Brian Boniface and seconded by John Anderson to approve the Commercial Summary List in Section VI as presented by staff recommendation. The motion carried unanimously.

It was then moved by Arthur Bredehoff and seconded by Brian Boniface to pull from the summary items # 6, 7 & 28 and to approve the remaining items on Residential Summary List in Section VII as presented by staff recommendation. 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.

The Committee convened in executive session at 5:17 p.m. in accordance with section 551.071 of the Texas Government Code to consult with legal counsel.

V. Reconvene in Public Session.

The Committee reconvened in public session at 6:08 p.m.

**VI. Consideration and Action of the Commercial Applications and Covenant Violations.
SEE ATTACHED EXHIBIT A**

**VII. Consideration and Action of the Residential Applications and Covenant Violations.
SEE ATTACHED EXHIBIT B**

VIII. Public Comments

Concerned residents were present to address the Committee regarding properties in the Panther Creek/Creekwood area. They noted homes in need of repair, a large number of rentals properties which are not consistently maintained, concerns with vicious dogs and illegal drug activity in the neighborhood. She noted that police actions have taken place at some of these properties. The resident mentioned that many of the unmaintained properties are rental homes and that the committee should look at ways to get these landlords to comply in a timelier manner. She also asked that the committee draft some language to stricter rules to address landlords not maintaining their properties. The committee requested that this be placed on the

May 16, 2018 DSC agenda to be discussed. Another resident addressed the Committee and public. She identified herself as the individual the concerned residents were talking about and offered to provide her phone number or discuss the matter after the meeting.

IX. Member Comments

The upcoming Joint Session was discussed regarding date and time.

X. Staff Reports

The staff advised the DSC/RDRC Joint Session on May 30, 2018 was scheduled for 5:30 p.m.

XI. Adjourn

There being no further business it was moved by John A. Brown and seconded by Brian Boniface to adjourn the meeting at 8:14 p.m. The motion carried unanimously.

COMMERCIAL ITEMS EXHIBIT A

- A. Variance request for the final approval of a parking lot expansion, including lighting and perimeter fencing which is not consistent with the committee's previous action and is proposed with a fence inside the forest preserve.
Hindu Temple of The Woodlands
7601 South Forestgate Drive
Lot 0300 Block 0592 Section 0000 Village of Indian Springs
This item was heard by the full committee. The staff provided the committee with a presentation. Representatives for the temple were also present to address the committee. It was moved by Walter Lisiewski and seconded by John Anderson to table this item. The motion carried unanimously.
- B. Variance request for the exterior remodel including the addition of a walk-in cooler box that is over the building line, trash enclosure, patio addition and color and window change.
House of Pies
1330 Lake Woodlands Drive
Lot 0660 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 Anderson to deny the submission as presented and require the owner revise and resubmit with the following conditions:
1. Revise and resubmit a Construction Activity Plan with 6'-0" tall galvanized construction fencing with an indicated color mesh screen. Extents of fencing is to enclose the entire scope of work, including the building, toilets, construction trailer, lay-down areas, and dumpsters. Construction fencing intent is to screen work and protect the Forest Prevention from any adjacent work.
 2. Provide a photometrics plan and full list of exterior light fixtures. All fixtures are to be equipped with shielding to mitigate light transfer to adjacent properties and referenced to a site plan. Verify lighting temperature of adjacent Pineroft site lighting fixtures to ensure it matches with proposed.
 3. Patio railing: Decorative emblem does not match the USPTO registered logo and should be removed. The ornamental design is encouraged without the emblem.
 4. Landscape/Survey: Plantings as submitted are approved, but must be resubmitted from a licensed landscape architect.
 5. Submit an official landscape plan by a licensed landscape architect as well as coordinated irrigation plan by a certified installer.
 6. Proposed Trim color does not match with the approved Pineroft Center color schemes. Revise and Resubmit with a gray color tone. Proposed colors for House of Pies should match or closely match the proposed color samples of the Pineroft renovations by Wulfe for a harmonious and intended appearance.
 7. Patio furniture, ceiling fans and wall sconce lighting are approved as submitted.
 8. The 90 existing parking spaces are deemed acceptable and a variance has been approved to allow the existing parking in lieu of the required 104 parking spaces.
 9. Areas where material patchwork is scheduled are to be seamless with no indication of previous conditions.
 10. Signage is not approved at this time and must be submitted for review and approval prior to fabrication/installation.
- The motion carried unanimously.
- C. Variance request for the concept plans for a second-story addition that is not in compliance with First Amended Land Use Designation and includes a parking expansion with spaces that do not meet the minimum width allowed and a portion may encroach into the forest preserve.
Dixon Real Estate FLP
12721 Sawmill Road
Lot 0210 Block 0599 Section 0046 Village of Grogan's Mill
This item was heard by the full committee. The staff provided the committee with a presentation. Representatives for the business were also present to address the committee. It was moved by Walter Lisiewski and seconded by Robert Adams to approve the variance as presented. The motion carried unanimously.

- D. Consideration and action to amend the First Amended Initial Land Use Designation.
Dixon Real Estate FLP
12721 Sawmill Road
Lot 0210, Block 0599, Section 0046 Village of Grogan's Mill
This item was heard by the full committee. The staff provided the committee with a presentation. Representatives for the business were also present to address the committee. It was moved by Walter Lisiewski and seconded by Robert Adams to approve the pursuit to amend the Amended Land Use Designation authorizing the use of the facility to be Medical Office / Clinic and allow an amendment to construct a two-story building in accordance with the existing Square footage restrictions. All plans and submissions must comply with the Commercial Planning and Design Standards and must be submitted for preliminary and/or final review to the Plan Review Committees and their designees. The motion carried unanimously.
- E. Consideration and action for a color change to the façade and existing awnings.
Blue Door Coffee
21 Waterway Avenue
Lot 2629 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 Anderson to approve the selected colors for the storefront color change (Honorable Blue SW6811 and Iron Ore SW 7069) on the condition the existing wood door and awning structure are prepared properly prior to painting and a high-quality exterior rated paint is used. Must comply with Commercial Planning and Design Standards. The motion carried unanimously.
- F. Consideration and action for a new blade sign.
Blue Door Coffee
21 Waterway Avenue
Lot 2629 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 Anderson to approve the blade sign on the following conditions:
- The "Coming Soon" banner is removed and installed no more than two weeks prior to opening date.
 - Blade sign shall not interfere with existing building light fixtures.
 - Blade sign shall be mounted so that bottom edge of the sign is 10'-0" above finished grade.
 - Blade sign and support structure shall not extend more than 2'-6" from the face of wall.
 - No other signage or window graphics are approved at this time. Submit all additional signage for review and approval prior to fabrication or installation.
 - Must comply with Commercial Planning and Design Standards.
- The motion carried unanimously.
- G. Variance request for door vinyl graphics that contain a logo that is not registered and exceeds the size and subject matter allowed.
Bradshaw Periodontics
10110 Woodlands Parkway Suite 1000
Lot 0300 Block 0458 Section 0046 Village of Sterling Ridge
This item was reviewed under the summary list as presented by staff. It was moved by Brian Boniface and seconded by John Anderson to approve on the following conditions:
- Building signage and window graphics should match.
 - Reduce scale of "Bradshaw Periodontics" and contact info.
 - Remove "Periodontics" on door and "Living Best Of" decal from window.
 - Add business address and move suite number to door.
 - Logo "BP" Must be registered with the USPTO within one (1) year to use. Building signage and Window graphics must match exactly. Recommend removal of window graphic logo or resubmit window graphics and building signage to include logo.
 - If you plan to place graphics on the service door, they must comply with the Shopping Center Criteria. (address and suite die-cut black vinyl only).

- Installation of all graphics must be in accordance with the Commercial Planning and Design Standards regarding size. (288 square inches.)

The motion carried unanimously.

H. Consideration and action for a new tenant monument sign panel.

DrillChem

8701 New Trails Drive

Lot 0230 Block 0547 Section 0999 Village of Research Forest

This item was reviewed under the summary list as presented by staff. It was moved by Brian Boniface and seconded by John Anderson to approve as presented on the following conditions:

- Tiles are repaired or replaced to match other border tiles on sign.
- Monument panel to be installed fit and flush with no visible gaps or fasteners.
- All monument panel backgrounds to match in color.
- Adjacent panels and panel opening to be protected while modifications are being made.
- Must comply with Commercial Planning and Design Standards, including but not limited to, the maintenance and irrigation of the existing landscape bed.

The motion carried unanimously.

I. Variance request for a monument sign that includes the street name and has logo that is not trademarked.

The Alainian LLC

8111 Ashlane Way

Lot 0810 Block 0499 Section 0046 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Brian Boniface and seconded by John Anderson to approve the proposed monument sign on the following conditions:

- The owner must obtain a registered trademarked logo that includes the accent lines and “fleur-de-lis” through the USPTO or Texas Secretary of State no later than one year from the date of approval (May 2, 2019). If logo approval cannot be obtained, the owner must remove the monument sign and resubmit an application to comply with Commercial Planning and Design Standards, including the removal of the accent lines and “fleur-de-lis”.
- Revise and resubmit plan to remove Street Address Name, relocate Street address number to the top of the sign and centered in accordance with the Commercial Planning and Design Standards.
- Must comply with Commercial Planning and Design Standards, including but not limited to, the maintenance and irrigation of the existing landscape bed.

The motion carried unanimously.

J. Consideration and action for the existing exterior furniture.

Nekter Juice Bar

4747 Research Forest Drive

Lot 0100 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 Anderson to approve the existing two tables and two sets of chairs on the following conditions:

- Pedestrian walkway must remain clear.
- No advertisements or logos are approved to be placed on the furniture.
- All unapproved window graphics and advertisements of products and services must be removed from windows prior to the issuance of the permit.
- Must comply with Commercial Planning and Design Standards

The motion carried unanimously.

K. Variance request for existing storefront brochure boxes that contain information on programs and services provided within the business.

Nutty Scientists

8000 McBeth Way

Lot 0850 Block 0499 Section 0046 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Brian Boniface and seconded by John Anderson to table the item. The motion carried unanimously.

- L. Variance request for a building sign that contains a logo that is not trademarked.
Derrick Bryant Photography
2408 Timberloch Place
Lot 0320 Block 0547 Section 0006 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 Anderson to approve as presented on the following conditions:
- Logo is to be trademarked by either the USPTO or Texas Secretary of State no later than one year from the date of approval (May 2, 2019) or the logo must be removed from sign.
 - Additional signs such as door vinyl graphics are not approved at this time. Future signs require plan committee review and approval prior to fabrication and installation.
 - Must comply with Commercial Planning and Design Standards.
- The motion carried unanimously.
- M. Variance request for a building sign that contains a colored logo and a tagline that are not consistent with the trademark registration.
Eye Level Learning Center
4223 Research Forest Drive
Lot 6568 Block 0547 Section 0999 Village of Research Forest
This item was reviewed under the summary list as presented by staff. It was moved by Brian Boniface and seconded by John Anderson to approve on the following conditions:
- Variance for the business clarifier “Learning Center” is allowed.
 - The tenant’s business name and business clarifier must be registered with the State or USPTO within one year of the date of this approval (May 2, 2019) or the logo must be removed. The colored “Key” logo can be used however it must be registered with color claimed as a feature to the mark.
 - No additional signs such as window graphics are approved at this time. Future signs require plan committee review and approval prior to fabrication and installation.
 - Must comply with Commercial Planning and Design Standards.
- The motion carried unanimously.
- N. Variance request for a sign package that contains a logo that is not registered and exceeds the maximum size allowed and includes door vinyl graphics which contain the website and a street address.
Black Pearl
1440 Lake Front Circle
Lot 0570 Block 0599 Section 0999 Village of Research Forest
This item was reviewed under the summary list as presented by staff. It was moved by Brian Boniface and seconded by John Anderson to approve the sign package on the condition the logo is registered with the USPTO or Texas Secretary of State within one year of the date of approval (May 2, 2019) If logo approval cannot be obtained, the owner must remove the building sign and vinyl graphics and resubmit an application to comply with the Commercial Planning and Design Standards, including the removal of the logo. Variance for website is allowed. Must comply with the Commercial Planning and Design Standards. The motion carried unanimously.
- O. Variance request for mid-growth and low-level clearing that has taken place without a permit.
The Church of Jesus Christ of Latter-day Saints
10301 Branch Crossing Drive
Lot 0300 Block 0499 Section 0046 Village of Sterling Ridge
This item was reviewed under the summary list as presented by staff. It was moved by Brian Boniface and seconded by John Anderson to table the item. The motion carried unanimously.
- P. Variance request for existing parking lot lights that exceed the allowed foot candle level at the property line.
Spirit Filled Celebration Church
6565 Research Forest Drive

Lot 0200 Block 0101 Section 0067 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 Anderson to approve the lighting as modified on the following conditions:

- Fixtures must remain pointed downward.
- Lighting must remain in accordance with the Standards.
- In the event future development causes the lighting to create a level of glare or lot illumination that is impactful when viewed from adjacent properties, the owner must revise the lighting to eliminate the glare or overall lot illumination, including but not limited to, adding shields, reducing the lumen output or by augmenting the surrounding forest preserve to screen the view of the lights from adjacent tracts.

The motion carried unanimously.

Q. Consideration and action for an amendment to the previously approved building and monument sign.

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 Anderson to approve on the building sign on the following conditions: (Monument sign withdrawn 5-2-18)

- Only add "Bar" to make the building sign read "BLEND BAR" with logo. Building sign to fit within the message area.
- Building Signs and Monument Signs must match.
- Must comply with Commercial Planning and Design Standards.

If at a later date, a monument sign is proposed, it must be in accordance with the following conditions:

- Only add "Bar" to make the monument sign read "BLEND BAR" with logo.
- Monument text must fit within the message area. Revise and resubmit plan for final review by staff to determine compliance with the Committee's conditions of approval.
- Monument sign is Conditionally Approved subject to installing a routed panel with push through acrylic and black perforated vinyl applied to allow light pass through at night for illumination.
- Panel colors must match.
- Improvements must comply with Commercial Planning and Design Standards, including but not limited to signage for the Building and Monument which are to match.

The motion carried unanimously.

R. Consideration and action for the existing patio arrangement that includes seating, planters, speakers and lighting.

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 Anderson to table the item. The motion carried unanimously.

S. Consideration and action for a new tenant panel on an existing monument sign.

GNC Investments LLC

61 Carlton Woods Drive

Lot 0001 Block 0000 Section 0012 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Brian Boniface and seconded by John Anderson to approve on the following conditions:

- Monument sign panel to be ¼" black acrylic with "DANNINI" in white die-cut vinyl.
- Text height to match adjacent panel text heights.
- Panel to be on both sides of Monument.
- Tenant to confirm USPTO registration within one year of this conditional approval notice.

- Must comply with Commercial Planning and Design Standards, including but not limited to, the maintenance and irrigation of the existing landscape bed.

The motion carried unanimously.

- T. Variance request for wall pack lighting that does not match the architectural design of the area.
20 & 25 Waterway Holdings LLC/Woodforest Bank.

1599 Lake Robbins Drive

Lot 2635 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 Anderson to approve on the following conditions:

- Light emittance at the ATM averages between 25.0 – 40.0 ft/cl which is a hot spot.
- Revise and Resubmit with light fixtures to reduce light output at face of ATM to 10 ft/cl and from five (5) feet to fifty (50) feet from ATM down to 2 ft/cl per the State of Texas Finance Code rules.
- Wall Pack light fixtures to match existing finish and architectural style of adjacent fixtures.
- LED light color temperature to match existing lighting.
- Wall Pack fixtures to have shielding to prevent glare and light pollution to adjacent properties and the street.
- Provide written notice from building owner of approval to add exterior lighting.
- Permit may not be issued until all revisions are submitted for review by the staff to verify compliance with the Committee's conditions of approval.

The motion carried unanimously.

- U. Variance request for proposed parking lot LED lighting.

Regency Centers LP

4747 Research Forest Drive

Lot 0100 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 Anderson to approve the lighting on the following conditions:

- Fixtures must be pointed downward.
- Lighting must be installed in accordance with the Commercial Planning and Design Standards, including foot candle reading, lot illumination and glare.
- Owner must submit revised photometric plan to verify compliance with the Standards.
- In the event future development or future visibility causes the lighting to create a level of glare or lot illumination that is impactful when viewed from adjacent properties, the owner must revise the lighting to eliminate the glare or overall lot illumination, including but not limited to, adding shields, reducing the lumen output or by augmenting the surrounding forest preserve to screen the view of the lights from adjacent tracts.

The motion carried unanimously.

- V. Variance request for proposed parking lot LED lighting.

REG8 Sterling Ridge LLC

6700 Woodlands Parkway

Lot 0200 Block 0499 Section 0000 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Brian Boniface and seconded by John Anderson to approve the lighting on the following conditions:

- Fixtures must be pointed downward.
- Lighting must be installed in accordance with the Commercial Planning and Design Standards, including foot candle reading, lot illumination and glare.
- Owner must submit revised photometric plan to verify compliance with the Standards.
- Light emittance at rear of property is between 0.2 – 0.6 ft/cl and a few hot spots up to 5.9 ft/cl.
- Reduce light output at hot spots and adjacent to Sterling Green condominiums.
- Provide a new Photometric Plan showing light output all the way to property line. Lighting at property line is not to exceed 0.1 Fc.
- LEDs are to be 4000K color temp to provide warm, bright exterior lighting.

- Replacement LED fixtures are to have control shielding to avoid glare and light pollution to adjacent properties. Wall packs are to be revised and resubmitted.
- Base plate covers to match in finish with the light poles they are to be installed on.
- In the event future development or future visibility causes the lighting to create a level of glare or lot illumination that is impactful when viewed from adjacent properties, the owner must revise the lighting to eliminate the glare or overall lot illumination, including but not limited to, adding shields, reducing the lumen output or by augmenting the surrounding forest preserve to screen the view of the lights from adjacent tracts.

The motion carried unanimously.

W. Consideration and action for existing parking lot LED lighting.

US Regency Alden Bridge LLC
8000 Research Forest Drive

Lot 0400 Block 0257 Section 0047 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 Anderson to approve the lighting on the following conditions:

- Fixtures must be pointed downward.
- Lighting must be installed and remain in accordance with the Commercial Planning and Design Standards, including foot candle reading not to exceed 0.2 fc at the property line.
- In the event future development or future visibility causes the lighting to create a level of glare or lot illumination that is impactful when viewed from adjacent properties, the owner must revise the lighting to eliminate the glare or overall lot illumination, including but not limited to, adding shields, reducing the lumen output or by augmenting the surrounding forest preserve to screen the view of the lights from adjacent tracts.

The motion carried unanimously.

X. Consideration and action for existing parking lot LED lighting.

Regency Centers LP
4775 W. Panther Creek Drive

Lot 0283 Block 0045 Section 0040 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 Anderson to approve the lighting on the following conditions:

- Fixtures must be pointed downward.
- Lighting must be installed and remain in accordance with the Commercial Planning and Design Standards, including foot candle reading, lot illumination and glare.
- Owner must submit revised photometric plan to verify compliance with the Standards.
- In the event future development for future visibility causes the lighting to create a level of glare or lot illumination that is impactful when viewed from adjacent properties, the owner must revise the lighting to eliminate the glare or overall lot illumination, including but not limited to, adding shields, reducing the lumen output or by augmenting the surrounding forest preserve to screen the view of the lights from adjacent tracts.

The motion carried unanimously.

Y. Consideration and action for a sign package includes a building and a monument sign and door vinyl graphics.

Maeve Gray Salon
3335 College Park Drive Suite 700

Lot 0806 Block 0388 Section 0999 Village of College Park

This item was reviewed under the summary list as presented by staff. It was moved by Brian Boniface and seconded by John Anderson to approve the revised plans on the following conditions:

- Building sign letter face shall be 3/16" white acrylic (R&H 7328). Color letter faces are not permitted unless business is a "National Brand Name" with trademarked registration per CENTER CRITERIA. Building sign letter Returns shall match the color of the façade being mounted to.
- Building sign shall standoff wall by 2" with neoprene standoffs.
- Window graphic shall be white die-cut vinyl applied to the inside face of glass.

- All other signs or graphics (such as “Hours of Operation”) must be applied for review and approval by the committee before fabrication or installation.
- Monument panel color shall comply with applicable signage center criteria – PMS 425
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

RESIDENTIAL ITEMS EXHIBIT B

1. Consideration and action for the proposed new home construction.

Anne and Pete Perez

1 Deerberry Court

Lot 09, Block 01, Section 16 Village of Grogan's Mill

This item was heard by the full committee. The staff provided the committee with a presentation. The owners were also present to address the committee. It was moved by Walter Lisiewski and seconded by Brian Boniface to approve the new home construction variance upon the following conditions:

- Tree Protection Fencing must be provided for tree protection and must be installed around the drip line of any existing trees to include a minimum of 75% of the drip line. Any trees in need of removal during the demolition of an improvement require application and approval, prior to removal.
- The owner must ensure routine maintenance occurs on site for trash and debris removal and site clean-up. The owner must remove any accumulation of debris off the property, in the road right of way and at the front of the home.
- The Construction Hours of Operation must occur during normal working hours and careful consideration should be taken, to mitigate neighbor impact and concerns related to objectionable noise. Hours of construction for exterior work are limited to Monday through Friday: 7 a.m. to 6 p.m. Weekends and Holidays: 9 a.m. to 6 p.m. The Plan Review Committee or its designee must grant written Approval to exceptions to these construction hours. All requests for exceptions will be considered on a case-by-case basis.
- Landscape Plan and drainage plans should be submitted for review and final action and should be sealed by a Landscape Architect / Civil Engineer or submitted with the same level of details as you would find on a sealed plan. The staff will review landscaping during and after construction to determine any additional plantings in addition to the landscape plan for softening, screening and reforestation.
- The owner must coordinate with staff to revise the driveway design in an effort to maintain some of the existing trees established on the lot.
- All New Home Construction must be completed, including a final inspection report no later than one year from the date the permit is issued for any final plans. If for any reason the project is not completed the owner must file an extension of time to be reviewed by the Plan Review Committee or its designee, 90 days prior to the completion date and must provide the following documentation.
- All improvements must meet code and pass final inspection.
- Approval by this committee does not constitute approval by any additional entity, such as the County, it is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

2. Variance request for the proposed front yard wrought iron fence that is not setback five feet from the front yard property line.

Anne and Pete Perez

1 Deerberry Court

Lot 09, Block 01, Section 16 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to approve the variance based upon the revisions submitted by the owner for the front fence. The motion carried unanimously.

3. Variance request for the proposed new home construction with a proposed driveway that will be in the five-foot side easement, located beyond the platted building line and will exceed the maximum width allowed.

T.D. Cox Homes, LLC

21 Cedarwing Lane

Lot 10, Block 01, Section 32 Village of Grogan's Mill

This item was heard by the full committee. The staff provided the committee with a presentation. The owners were also present to address the committee. It was moved by Brian Boniface and seconded by Arthur Bredehoft to approve the variance on the condition that the owner must adhere to the following conditions:

- Tree Protection Fencing must be provided for tree protection and must be installed around the drip line of any existing trees to include a minimum of 75% of the drip line. Any trees in need of removal during the demolition of an improvement require application and approval, prior to removal.
- The owner must ensure routine maintenance occurs on site for trash and debris removal and site clean-up. The owner must remove any accumulation of debris off the property, in the road right of way and at the front of the home.
- The Construction Hours of Operation must occur during normal working hours and careful consideration should be taken, to mitigate neighbor impact and concerns related to objectionable noise. Hours of construction for exterior work are limited to Monday through Friday: 7 a.m. to 6 p.m. Weekends and Holidays: 9 a.m. to 6 p.m. The Plan Review Committee or its designee must grant written Approval to exceptions to these construction hours. All requests for exceptions will be considered on a case-by-case basis.
- Landscape Plan and drainage plans should be submitted for review and final action and should be sealed by a Landscape Architect / Civil Engineer or submitted with the same level of details as you would find on a sealed plan. The staff will review landscaping during and after construction to determine any additional plantings in addition to the landscape plan for softening, screening and reforestation.
- All New Home Construction must be completed, including a final inspection report no later than one year from the date the permit is issued for any final plans. If for any reason the project is not completed the owner must file an extension of time to be reviewed by the Plan Review Committee or its designee, 90 days prior to the completion date and must provide the following documentation.
- All improvements must meet code and pass final inspection.
Approval by this committee does not constitute approval by any additional entity, such as the County, it is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

4. Variance request for a home remodel, that includes room additions, remodeling, a conversion and a second story balcony, that will exceed the maximum amount of living area allowed according to the criteria, may cause an impact to adjacent properties and portions of which encroach into the easement.

Robert Dubrul
46 Bellweather Court
Lot 10, Block 01, Section 46 Village of Panther Creek
This item was tabled.

5. Variance request for a home remodel, that includes a patio cover, summer kitchen and paving that may cause an impact to adjacent properties and portions of which encroach into the easement.

Robert Dubrul
46 Bellweather Court
Lot 10, Block 01, Section 46 Village of Panther Creek
This item was tabled.

6. Variance request for a right-side gate to be painted to match the exterior of the home. The interior fence will not be painted.

Michael Child
18 Greenridge Forest
Lot 25, Block 03, Section 14 Village of Panther Creek
This item was pulled from the summary list and heard by the full committee. The staff provided the committee with a presentation. It was moved by John A. Brown and seconded by Brian Boniface to deny the variance as presented. The motion carried unanimously.

7. Consideration and action for a request of an extension of time regarding the completion of outstanding projects on the home.

Michael Child
18 Greenridge Forest
Lot 25, Block 03, Section 14 Village of Panther Creek

This item was pulled from the summary list and heard by the full committee. The staff provided the committee with a presentation. It was moved by John A. Brown and seconded by Brian Boniface to approve the time extension request until June 1, 2018 on the following conditions:

- No parking of any contractor vehicles on the street or grass.
- Owner must maintain the lot in good order and repair. Including cleaning up any construction debris on the site at the end of every day.
- Final Inspection reports noting compliance with the Code, must be submitted to the Covenant Administration Department prior to June 1, 2018.
- Failure to comply with the conditions set forth in the time extension request and complete the improvements by June 1, 2018 will result in pursuit of the violations process, including approval to pursue legal action; and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit.

The motion carried unanimously.

8. Variance request for a proposed summer kitchen that is over the hard-surface area allowed.

Matt Powers

14 Hampton Place

Lot 19, Block 01, Section 45 Village of Panther Creek

This item was withdrawn.

9. Variance request for proposed brick pavers that will exceed maximum amount of hard surface area allowed and will encroach into the rear easement.

Matt Powers

14 Hampton Place

Lot 19, Block 01, Section 45 Village of Panther Creek

This item was withdrawn.

10. Variance request for the conceptual plans for a proposed detached workshop that was not considered to be architecturally compatible with the home and neighborhood in mass, scale and proportion when viewed and acted upon by the Cochran's Crossing Residential Design Review Committee.

Diane M Osborne

43 Cornerbrook Place

Lot 18, Block 02, Section 02 Village of Cochran's Crossing

This item was heard by the full committee. The staff provided the committee with a presentation. The owner was also present to address the committee. It was moved by Walter Lisiewski and seconded by Arthur Bredehoft to deny the variance as presented. The motion carried unanimously.

11. Variance request for an existing left side wooden fence that was rebuilt with the construction side visible through the existing front wrought iron fence.

Ronald and Sue Kutsche

2604 S Wildwind Circle

Lot 01, Block 10, Section 01 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to approve on the condition the owner plant and maintain significant native evergreen vegetation in the existing landscape bed in front of the wrought iron fence to soften and screen the view of the construction side of the wood fence from the street or require the owner modify the fence at the rear to double sided or shadow box so that the construction side is no longer visible to the street. The motion carried unanimously.

12. Variance request for the composition roof shingle choice that is on the unapproved list of sample materials generated by the Plan Review Committee.

Paul Taylor
2816 West Wildwind Circle
Lot 19, Block 02, Section 12 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to approve the variance as presented. The motion carried unanimously.

13. Consideration and action for the street right of way improvement that includes pavers and a bench.

John Golden
2 Thornhedge Court
Lot 35, Block 03, Section 14 Village of Panther Creek

This item was heard by the full committee. The staff provided the committee with a presentation. It was moved by Walter Lisiewski and seconded by John A. Brown to deny the variance as presented. The motion carried unanimously.

14. Consideration and action for the Request for approval of a home business.

Adam W Martin
27 Bending Branch Place
Lot 28, Block 04, Section 12 Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to approve on the condition the owner must ensure the business complies with the Residential Standard. The Home Business is approved for a period of 2 years and must be submitted for review and renewal in May 2020. The home business may be revoked at any time for a violation of the residential Development Standards, failure to comply with the Conditions of approval or at the discretion of the Development Standards Committee. The motion carried unanimously.

15. Variance request for the proposed gazebo that will be located beyond the thirty-foot rear building setback line.

Dale Morris
2 S Brokenfern Drive
Lot 01, Block 04, Section 40 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to approve on the condition the owner plant and maintain native evergreen vegetation around the side and rear of the gazebo to soften and screen the view to the adjacent neighbor. The improvements must meet code and pass final inspection. Additionally, the owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

16. Variance request for the proposed deck replacement that will be located in the ten-foot rear easement in the same location as the previous decking.

Karl Voelkel
51 N Autumnwood Way
Lot 23, Block 02, Section 11 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to approve and suggest the owner design the decking in the easement to be palletized for ease of removal and access as needed. Approval by this committee does not constitute action by the additional easement holders. It is the owner's responsibility to obtain those actions and may be subject to removal. The motion carried unanimously.

17. Consideration and action for existing pool barrier fence that was disapproved by the Grogan's Mill Residential Design Review due to an error in the façade location.

Jason Massey and Jeanene Spencer
147 Maple Branch Street
Lot 05, Block 01, Section 25 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to approve as presented, on the condition the pool barrier fence meets code and passes final inspection. The motion carried unanimously.

18. Variance request for the proposed driveway replacement that would exceed the maximum width allowed.
David Molnar
1785 Berryview Court
Lot 33, Block 01, Section 62 Village of Grogan's Mill
This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to approve the variance as submitted. The motion carried unanimously.
19. Variance request for the proposed driveway widening that will exceed the maximum width allowed.
Alejandro Bastardo
74 North Skyflower Court
Lot 19, Block 03, Section 22 Village of Panther Creek
This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to approve as presented on the condition the owner maintain vegetation in front of the widened portion to soften and screen the view. Owner must ensure the improvements do not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
20. Variance request for the proposed Trex deck that will encroach into the seven-foot rear utility easement.
Carolyn J Pearce and John D Wallin
103 Lakeside Cove
Lot 03, Block 03, Section 01 Village of Grogan's Mill Lake Harrison
This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to approve and suggest the owner design the decking in the easement to be palletized for ease of removal and access as needed. Approval by this committee does not constitute action by the additional easement holders. It is the owner's responsibility to obtain those actions and may be subject to removal. The motion carried unanimously.
21. Variance request for the proposed fence that will not be located at least three feet back from the front façade of the dwelling and will be located more than five feet beyond the platted building line at the rear of the property.
Ross Palmer
9 Cassowary Lane
Lot 05, Block 05, Section 25 Village of Grogan's Mill
This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to approve as submitted and allow the owner to increase the fence height to 7 foot tall in accordance with the Standards for fences adjoining collector streets. The motion carried unanimously.
22. Variance request for the existing fence that was built with the unfinished side facing outward toward an adjacent tract of land and adjoining residential property without submitting written consent from the adjacent property owners. The fence exceeds the maximum height allowed and was built with multiple rot boards.
Emily Powell
87 W High Oaks Circle
Lot 51, Block 02, Section 42 Village of Grogan's Mill
This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to deny the variance and consent to delay enforcement based upon the execution of the a memorandum of agreement requiring the owner to modify the fence to comply with the Standards when the owner no longer owns the home, sells or transfers title, when the fence is in disrepair and requires replacement or in the event that the fence becomes visible through the reserve to the adjacent properties at the rear, whichever comes first. The motion carried unanimously.
23. Variance request to place the plastic storage shed in the ten-foot rear utility easement and exceed the maximum height allowed.
Clay Hall
14 Pebble Hollow Court
Lot 59, Block 02, Section 32 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to deny the variance and consent to delay enforcement based upon the execution of a memorandum of agreement that requires the owner to remove the storage shed when the owner no longer owns the home, sells or transfers title or is no longer the primary resident, whichever comes first. The memorandum will be recorded at the court house and binding on the land. The motion carried unanimously.

24. Variance request to replace an existing deck with paving that will encroach into the five-foot side and ten-foot rear utility easements.
John Clark
42 Sweetleaf Court
Lot 14, Block 04, Section 22 Village of Panther Creek
This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Brian Boniface to approve on the condition the owner does not remove any vegetation surrounding the proposed paved area. The owner must ensure the improvements do not halt or materially impede drainage as defined in the Residential Development Standards. Approval by this committee does not constitute approval by the additional easement holders. It is the owner's responsibility to obtain those approvals and may be subject to removal. The motion carried unanimously.
25. Consideration and action regarding the request for a hearing for an existing fence violation that was built without an application and appears to have been constructed over the property line.
Jane Georges
18 Leisure Lane
Lot 05, Block 01, Section 01 Village of Grogan's Mill, Millbend Village
This item was tabled.
26. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Zulfigar A Faruqi
18 Pale Dawn Place
Lot 28, Block 01, Section 28 Village of Cochran's Crossing
This item was tabled.
27. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
George Murray
11438 Slash Pine Place
Lot 16, Block 01, Section 33 Village of Grogan's Mill
This item was tabled.
28. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Melanie Flake Erpenbeck
53 Cascade Springs Place
Lot 37, Block 04, Section 02 Village of Cochran's Crossing
This item was heard by the full committee. The staff provided the committee with a presentation. It was moved by Walter Lisiewski and seconded by Brian Boniface to table this item and have the owner turn the lights off until a site visit can be scheduled. The motion carried unanimously.

DEVELOPMENT STANDARDS COMMITTEE MEETING OF
MAY 2, 2018

NAME (Please Print)	REPRESENTING	ADDRESS	AGENDA #	SIGN-IN TIME	SIGNATURE
Danelle Liddell	Creekwood	11 Basal Briar Ct	Public Comment	4:35	<i>[Signature]</i>
Marc-Nyck Soszynski	Blue Door Coffee Company	21 Waterway Ave Suite 110	EF	4:41	<i>[Signature]</i>
Eurolyn Pearce	Wallin-Pearce Trust	103 Lakeside Cove	20	4:45	<i>[Signature]</i>
Brian Hamill		12721 Sawmill RD	C, D	4:45	Brian Hamill
John Phillips	House of Pies	1330 Lake Woodlands	B	4:45	<i>[Signature]</i>
Dario Masias	MR. TAYLOR	8816 W. WILLOWD CIR	B	4:50	<i>[Signature]</i>
John Cox	I.P. Cox Homes				<i>[Signature]</i>
Bill Doherty	HTW	6 E. Summer Street		4:50	<i>[Signature]</i>
John Curran		42 Sweetwater Cr.		4:50	<i>[Signature]</i>
B Coles	Flaxton	8 Hidden Brook Pl	28		<i>[Signature]</i>
S. R. Pinniparty	HTW	7601 Frontgate	X A		
Sarah Stephenson	St. Stephens Church	6562 Research Forest Dr.	P	5:04	<i>[Signature]</i>

MAY 2, 2018

DEVELOPMENT STANDARDS COMMITTEE MEETING OF

NAME (Please Print)	REPRESENTING	ADDRESS	AGENDA #	SIGN-IN TIME	SIGNATURE
Chuck Gump	House of Hill	1320 Lakeview		5:05	
Taig Tom	Self	observed		5:20	
Peter Ann Perez	Self	1 Dearberry	102	5:20	
Pam	Perez	1 Dearberry		5:20	
Y-Pett	self	2			
David Epenbeck	Self	53 Cascade Springs	01	5:30	
Dennis Conched	self			5:30	
John Osborne	"	43 Spinnaker	10	6:00	