

Development Standards Committee

June 20, 2018 at 4:30 p.m.

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

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

Members Absent: Robert Heineman

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

Legal Counsel: Bret Strong

I. Welcome/Call Meeting to Order.

Chair Walter Lisiewski called the meeting to order at 4:30 p.m.

II. Consideration and action regarding the minutes of the meeting of May 16, 2018.

The minutes were reviewed by the Committee. It was moved by Brian Boniface and seconded by John Anderson to approve the May 16, 2018 minutes as presented. The motion passed unanimously.

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

The Committee recessed to Executive Session at 4:37 p.m.

IV. Reconvene in Public Session.

The Committee reconvened at 5:01 p.m.

V. Consideration and Action of the Commercial and Residential Applications and Covenant Violations in Sections 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 L, P, Q, R, S, T, U, V, W, X, Y and Z. Items C, D, M, N and O were tabled. It was moved by John Anderson and seconded by Brian Boniface to approve the remaining items on the Commercial Summary List as presented. The Residential Summary List consisted of Items 1-5, 7-30, and 41. Item 14 was resolved prior to the meeting. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the remaining items on the Residential Summary List as presented. The motion passed unanimously.

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

A. Consideration and action on the concept plans for an extension to an existing building.

Trademark Six Pines

9595 Six Pines Drive

Lot 0260 Block 0547 Section 0999 Village of Town Center

This item was heard by the full Committee. The staff provided the Committee with a presentation. The committee deliberated on the expansion and the design proposals and discussed the possibility of similar proposals moving forward. It was then moved by John Anderson and seconded by Bob Adams to conditionally approve the proposed Concept plan for the Market Street Tenant Expansion on the following conditions:

- 1) The owner must revise and resubmit full construction plans of the 941 SF expansion including but not limited to the following:
 - a) Dimensioned Site Plan
 - b) Demolition Plans
 - c) Enlarged Floor Plans

- d) Elevations
 - e) Wall Sections
 - f) Details
 - g) Roofing Connections with Details
 - h) Materials board
 - i) Signage Package complete with building sign, arcade sign, window graphics, service door and Project ID sign.
 - j) Exterior Lighting Details (to include photometric plan and lighting cut-sheets)
 - k) Landscape and irrigation plans
 - l) Construction Activity plan (noting construction fencing, any proposed road interruptions, dumpster, toilet, lay-down area and access points).
- 2) Option 2 is the preferred design style selected by the committee
 - 3) The tenant Expansion shall not exceed 941 SF nor the layout dimensions as noted in the concept plan.
 - 4) The canopy from the front elevation shall not wrap around to the side elevation. This is to avoid interference with the existing light pole and tree growth.
 - 5) Three (3) new trees shall be planted along the street in new planter beds (with metal grates.) New planter beds shall be placed directly abutting to the curb. Trees shall be centered in planter bed. Modify the existing landscape planter at the front corner of the sidewalk to allow adequate pedestrian walk space along the east façade and around the corner.

The motion carried unanimously.

- B. Variance request for the relocation of an existing building sign that would not be located over the entrance door and the addition of existing door vinyl graphics.

True Food Kitchen
9595 Six Pines Drive

Lot 7111 Block 0599 Section 0999 Village of Town Center

This item was heard by the full Committee. The staff provided the Committee with a presentation. Including the relocation of the sign and addition of vinyl graphics prior to obtaining an approval. It was moved by John Anderson and seconded by Bob Adams to deny the True Foods Kitchen signage as presented due to the following: The south facing building sign "True Food Kitchen" shall remain in its previously approved location on the wood facade above the entry doors. The building sign shall not be relocated to the top left corner of the south elevation. The window graphics as installed on entry doors are also disapproved. Graphics that match the building sign logo type in frosted die-cut vinyl, with lettering 4" to 6" in height and placed 30" to 36" above the floor are requested on each entry door. The owner must revise and resubmit all submissions prior to fabrication and installation. Additionally, the owner must remove the Sign currently in violation and relocate the sign in compliance with the Committee's action within 15 days. Any revisions or alternate proposals require review and action by the committee prior to fabrication and installation. The motion carried unanimously. Additionally, Several A-Frame type signs are located on the property which have not been submitted for review and approval. Submit each type of sign face and system which includes a location plan.

- C. Consideration and action for final approval of the demolition plan.

WDPK LLC / Signorelli

1401 Woodlands Parkway

Lot 0250 Block 0599 Section 0036 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded Brian Boniface to table the demolition plan approval until the committee can review and act on the final plans. The motion carried unanimously.

- D. Variance request for the final plans for the Signorelli office renovation that includes a driveway that encroaches into the forest preserve, location including patio.

WDPK LLC / Signorelli

1401 Woodlands Parkway

Lot 0250 Block 0599 Section 0036 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded Brian Boniface to table the item and require additional information to review a complete set of plans. The motion carried unanimously.

- E. Variance request to allow for a banner to alert the public that The Woodlands Children Museum is open during the shopping center construction.

The Woodlands Children Museum/Panther Creek Shopping Center

4775 West 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 John Anderson and seconded Brian Boniface to approve Banner 2 on the condition the banner is maintained in good order and repair and is removed within one week of the completion of construction activity and the adjacent tenant site. The motion carried unanimously.

- F. Variance request for the addition of a fenced-in dog run that encroaches over the building setback line and extends closer to the adjacent street.

Dogtopia

8101 Kuykendahl

Lot 4000 Block 0257 Section 0047 Village of Alden Bridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The owner, real estate agent was present to address the committee. The staff provided a presentation and included the criteria, land use designation and information received by the Development Review Committee tabling their recommendation until the use restrictions are identified. It was moved by John Anderson and seconded by Arthur Bredehoft to table the item, allow staff to solicit feedback from adjacent residents and consult with legal counsel regarding use. The motion carried unanimously.

- G. Variance request for two building signs that contain a logo that is not registered, exceeds the maximum height allowed and does not match the monument sign.

Dogtopia

8101 Kuykendahl

Lot 4000 Block 0257 Section 0047 Village of Alden Bridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The owner, real estate agent was present to address the committee. The staff informed the committee that the Development Review Committee tabled providing a recommendation on the signage until the use was addressed. It was then moved by John Anderson and seconded by Arthur Bredehoft to table the item. The motion carried unanimously.

- H. Variance request for temporary banners that are displayed for more than the maximum time allowed and exceeds the number of colors and subject matter allowed.

The Woodlands First Baptist Church

11801 Grogan's Mill Road

Lot 0500, Block 0599, Section 0006 Village of Grogan's Mill

This item was heard by the full Committee. The staff provided the Committee with a presentation. The owner, real estate agent was present to address the committee. The committee discussed the Commercial Planning and Design Standards and the sign. It was then moved by John Anderson and seconded by Brian Boniface to deny the temporary banners as installed and require the owner revise and resubmit the temporary banners to comply with the Commercial Planning and Design Standards. The Committee noted the current banners must be removed no later than Monday June 25, 2018. The motion carried unanimously.

- I. Variance request for light pole banners in the parking lot that may include a logo that is not registered.

The Woodlands First Baptist Church

11801 Grogan's Mill Road

Lot 0500, Block 0599, Section 0006 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded Brian Boniface to approve on the condition the owner must maintain the parking light pole banners in good order and repair and the owner must submit any changes for review and action by the Committee prior to fabrication and installation. The motion carried unanimously.

- J. Variance request for a monument sign that does not match the building sign and exceeds the number of panels allowed.
Dogtopia
8101 Kuykendahl
Lot 4000 Block 0257 Section 0047 Village of Alden Bridge
This item was heard by the full Committee. The staff provided the Committee with a presentation. The owner, real estate agent was present to address the committee. The staff informed the committee that the Development Review Committee tabled providing a recommendation on the signage until the use was addressed. It was then moved by John Anderson and seconded by Arthur Bredehoft to table the item. The motion carried unanimously.
- K. Variance request for a temporary sign that is displayed on the interior of the property advertising Brighton Academy.
The Ridge Church
10801 Falconwing Drive
Lot 0210 Block 0592 Section 0060 Village of Indian Springs
This item was heard by the full Committee. The staff provided the Committee with a presentation. The owner was present to address the committee. It was moved by John Anderson and seconded by Bob Adams to allow the sign as a temporary banner for two weeks while the owner moved forward to obtain a permanent sign. The temporary sign must be removed in two weeks. The motion carried unanimously.
- L. Variance request for a temporary sign that is located on the interior of the property and only displayed on Sundays.
The Ridge Church
10801 Falconwing Drive
Lot 0210 Block 0592 Section 0060 Village of Indian Springs
This item was heard by the full Committee. The staff provided the Committee with a presentation. The owner was present to address the committee. It was moved by John Anderson and seconded by Bob Adams to allow a temporary sign on the condition the owner revise and resubmit the sign by removing the statement from the back of the sign that states "Thank you for Joining Us" and remove the logo from the directional signs and allow the business name. Additionally, the temporary signs are approved for 3 months, afterwards the owner must submit an application for permanent signs in accordance with the Commercial Planning and Design Standards. The motion carried unanimously.
- M. Variance request for a new proposed building sign with a logo that exceeds the maximum size allowed.
CHI St. Luke's Health
17198 College Park Drive
Lot 7701 Block 0555 Section 0999 Village of College Park
This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded Brian Boniface to table this item. The motion carried unanimously.
- N. Variance request for the proposed "EMERGENCY" building sign designed on a raceway.
CHI St. Luke's Health
17198 College Park Drive
Lot 7701 Block 0555 Section 0999 Village of College Park
This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded Brian Boniface to table this item. The motion carried unanimously.

- O. Variance request for a proposed building sign with a logo that exceeds the maximum size allowed.
CHI St. Luke's Health
17198 College Park Drive
Lot 7701 Block 0555 Section 0999 Village of College Park
This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded Brian Boniface to table this item. The motion carried unanimously.
- P. Consideration and action for the proposed door vinyl graphics
Sharkey's Cuts for Kids
8021 Research Forest Drive
Lot 0920 Block 0257 Section 0047 Village of Research Forest
This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded Brian Boniface to approve subject to the following:
- Window graphic shall be limited to an area of one (1) SF, 12" x 12".
 - Vinyl shall be installed on the inside surface of glass of tenant entry door or on glass adjacent to door.
 - Revise lower case "h" to upper case "H" on hours and remove the "0" before 9:00.
- No other window graphics or signage is allowed at this time. Any additional signage must be submitted for review and approval.
The motion carried unanimously.
- Q. Variance request for the addition of a 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 John Anderson and seconded Brian Boniface to approve on the Blend Cigar Bar permanent improvement of patio layout and TV subject to the following:
- Patio furniture as submitted is conditionally approved as long as no additional items are added without being submitted for review and approval.
 - Unapproved electrical conduit on the exterior of the façade for a flat screen TV has been removed.
 - Electrical is approved as currently run and concealed over the wood trellis structure to the TV that has been mounted to a down rod supported from the trellis.
- The motion carried unanimously.
- R. Variance request for the addition to the chiller yard enclosure which includes the removal of parking spaces and vegetation.
Dirk D. Laukien/Independence Oilfield Chemicals, LLC
2600 Technology Forest Boulevard
Lot 9147 Block 0547 Section 0999 Village of Research Forest
This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded Brian Boniface to approve the chiller yard enclosure based on the following conditions:
- All work and installations shall be completed in accordance with the manufacturer's recommended instructions..
 - Rooftop equipment and ground equipment individually nor combined shall produce sound levels greater than 65 dBA at the property line.
 - All finished shall be construction to seamlessly blend together at completion of construction.
 - Doors to chiller yard to be finished/painted to match exterior finishes.
 - No lighting shall be added without prior committee review and approval.
 - No signage shall be added without prior committee review and approval.
 - Existing rooftop mounted equipment adjacent to proposed chiller yard shall be screened from view.
 - All improvements must comply with The Commercial Planning and Design Standards.
- The motion carried unanimously.

- S. Variance request for the installation of a new HVAC system on the roof including a new metal panel screen wall that does not exceed the height of the equipment it is screening.

Dirk D. Laukien/Independence Oilfield Chemicals, LLC

2600 Technology Forest Boulevard

Lot 9147 Block 0547 Section 0999 Village of Research Forest

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded Brian Boniface to approve new HVAC system on roof and roof screen wall based on the following conditions:

- All rooftop work to be performed to be managed through CAGE ROOFING to maintain existing warranty for roof.
- All work and installations shall be completed in accordance with the manufacturer's recommended instructions.
- Tallest roof equipment item is 16'3" tall. The proposed screening shall be tall enough to hide this item from view.
- Rooftop equipment and ground equipment individually nor combined shall produce sound levels greater than 65 dBA at the property line.
- All finished shall be construction to seamlessly blend together at completion of construction.
- No lighting shall be added without prior committee review and approval.
- No signage shall be added without prior committee review and approval.
- Existing rooftop mounted equipment adjacent to proposed chiller yard shall be screened from view.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

- T. Variance request for a building sign that is not located over the entrance and a monument panel.

Mary's Cuisine

1500 Research Forest Drive

Lot 9380 Block 0350 Section 1000 Village of Research Forest

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

- Variance is approved for the building sign to be located on the tower, not over the tenant entry doors.
- The building sign proofs call out "Raceway." Per the Woodlands Standards, raceways are not acceptable. Sign shall be individually mounted channel letters, internally illuminated.
- The LED lighting for the building sign shall be white LED.
- "Mary's Cuisine uses the "M" in such a way as to be considered a logo type and must be registered with the USPTO or Texas Secretary of State within one year of this conditional approval. Failure to register will result in the removal of the sign at the tenant's expense.
- "The Windy City Grill & Pizza" monument panel shall be removed and replaced with a new "Mary's Cuisine" routed aluminum panel to be backed with white acrylic. Panel to be painted dark bronze to match previously installed panel.
- Scale down the copy on the monument panel to allow more space at the top and bottom of the panel. Match edge spacing of "Thai Cuisine and "Vic's Liquor."
- The owner of Research Pines Plaza shall refurbish the address number "1500" to look like new.
- Window graphics shall not be fabricated nor installed prior to committee review and approval.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

- U. Variance request to repaint the roof not in accordance with the committee's conditions of approval.

Animal Hospital of the Woodlands

12212 W Branch Crossing

Lot 0500 Block 0078 Section 0046 Village of Sterling Ridge

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

- V. Consideration and action for the proposed monument sign for the Market Street renovation at the corner of Lake Woodlands and Six Pines.

IMI MSW, LLC (Market Street)

9595 Six Pines Drive

Lots 7111, 7112, 7113, 7116, 7117, Block 0599, Section 0999 Village of Town Center

Lot 0260, Block 0547, Section 0999 Village of Town Center

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

- Final plans are resubmitted to show the base of the sign to be a light-colored chop stone with cap to match the other signs being proposed for the Market Street Renovation.
- Sign location and installation shall limit as much disturbance to vegetation as possible.
- A formal planting area around the monument sign must be installed and permanently irrigated.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

- W. Variance request for a blade sign that includes colored text and logo.

Tide Dry Cleaners

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 John Anderson and seconded Brian Boniface to approve on the following conditions:

- A variance is approved for the blade sign as submitted with white background and color text and logo based off of other blade sign approvals within the shopping center that varied from center criteria.
- No other window graphics or signage is approved at this time. Any further signage tenant would like to install must be submitted for review and approval before fabrication or installation.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

- X. Consideration and action for the replacement of exterior light fixtures on the property and in the three parking garages.

Avana Sterling Ridge

6900 Lake Woodlands Drive

Lot 0105 Block 0499 Section 0046 Village of Sterling Ridge

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

- The Committee reserves the right to require additional shielding or reduced lumen output on any fixtures that may have excessive glare or illumination as per the determination of the committee.
- Lighting output along any point at the property line shall not exceed 0.1 Fc
- LEDs are to be 4000K color temperature to provide warm, bright exterior lighting as submitted and are not to vary fixture to fixture.
- Replacement LED fixtures (Type –A) are to have control shielding to avoid glare and light pollution or adjacent properties.
- Fixture replacement heads must match color of existing light poles on which they are being installed on.
- Wall pack lighting must utilize shielding as submitted to reduce light glare from the fixture.
- Must comply with the Commercial Planning and Design Standards.

The motion carried unanimously.

- Y. Consideration and action for a proposed blade sign.

Tide Dry Cleaners

4747 Research Forest Drive

Lot 0100 Block 0687 Section 0047 Village of Cochran's Crossing

Move to approve on the following conditions:

- A variance is approved for the blade sign as submitted with white background and color text and logo based off of other blade sign approvals within the shopping center that varied from center criteria.
 - No other window graphics or signage is approved at this time. Any further signage tenant would like to install must be submitted for review and approval before fabrication or installation.
 - Must comply with Commercial Planning and Design Standards.
- The motion carried unanimously.

Z. Consideration and action for a proposed panel on a directional sign.

Amazing Lash Studio

10700 Kuykendahl Road

Lot 0410 Block 0458 Section 0046 Village of Sterling Ridge

Move to approve on the following conditions:

- The font type used, size and color of the copy must match existng panels already installed meeting the center criteria for the directional signs.
- Provide signed application from property landlord or management company with approval for directional sign panels to include quantity and location.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

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

1. Variance request for a retaining wall that does not respect the side easement.

Edwin M. Gutierrez

70 North Curly Willow Circle

Lot 3, Block 1, Section 15 Village of Creekside Park West

This item was reviewed under the summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Arthur Bredehoft and seconded by John Anderson to approve the retaining wall 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 passed unanimously.

2. Variance request for a retaining wall and paving that does not respect the side and rear easement. Additionally, the improvements exceed the maximum hard surface area allowed.

William Bestreich

238 Hearthshire Circle

Lot 59 Block 1, Section 99 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Arthur Bredehoft and seconded by John Anderson to approve the retaining wall and pavement 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. Additionally, the owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract, and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). The motion passed unanimously.

3. Variance request for an existing play structure that does not respect the rear ten feet.

Fidel Cantu Cazares

70 Birch Canoe Drive

Lot 1, Block 2, Section 20 Village of Creekside Park West

This item was reviewed under the summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Arthur Bredehoft and seconded by John 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 passed unanimously.

4. Request for approval for a shed that is not screened by a solid fence.

Jose Barquin
138 Hansom Trail Street
Lot 11 Block 1, Section 9 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Arthur Bredehoft and seconded by Anderson to approve the fence as submitted; the homeowner must maintain the evergreen screening. The motion passed unanimously.

5. Variance request for an existing fence that is built with the construction side facing out.

Michael Kurzy
42 West Artist Grove Place
Lot 66 Block 1, Section 21 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Arthur Bredehoft and seconded by John Anderson to approve the fence as submitted. The motion passed unanimously.

6. Variance request for a proposed wood fence that encroaches past the side building line on a corner lot.

Judith Williams
26 East Bonny Branch Street
Lot 7 Block 3, Section 9 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The contractor was present and addressed the Committee. It was moved by Walter Lisiewski and seconded by Arthur Bredehoft to approve the fence in the same location. The motion passed unanimously.

7. Variance request for a proposed pergola with summer kitchen and outdoor bathroom that will exceed the maximum allowed hard surface area.

Jesus Fernando Tijerina
26 North Plum Crest Circle
Lot 36 Block 1, Section 64 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Arthur Bredehoft and seconded by John Anderson to approve the pergola, summer kitchen and outdoor bathroom with following conditions:

--Submit revised final plans to show the bath window to be opaque. Include all required fees and documentation.

--Meet code and pass inspections.

--Plant and maintain evergreen vegetation 7 feet in height at time of planting to screen to the right side of the pergola and bathroom.

--Staff to review upon completion to determine if sufficient screening.

Additionally, the owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off a neighboring tract, and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s).

The motion passed unanimously.

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

Alejandro Ramos
7 Hithervale Court

Lot 11, Block 1, Section 66 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Arthur Bredehoft and seconded by John Anderson to conditionally approve the patio cover and summer kitchen. The patio cover and summer kitchen must meet code and pass inspections. The homeowner must maintain the existing evergreen vegetation to right side of the patio cover. Staff will review upon competition to determine if there is sufficient vegetation to screen to the right. The motion passed unanimously.

9. Request for renewal approval of a management consulting home business.

William B. Watkins

11 Serenity Woods Place

Lot 10 Block 3, Section 13 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Arthur Bredehoft and seconded by Anderson to conditionally approve the home business for two years. The owner must reapply for renewal in May 2020. Additionally, the business must operate in accordance with the Residential Development Standards and may be revoked at any time for a violation of these standards, impact to adjacent properties or by the Development Standards Committee. The motion passed unanimously.

10. Consideration and action to amend the approved plan for a Patio Cover that does not respect the rear setback.

Santiago Pelaez

98 West Ambassador Bend

Lot 20 Block 1, Section 33 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Arthur Bredehoft and seconded by Anderson to amend the original approval for the one additional foot. The same conditions apply: conditionally approved, meet code, pass inspections and standard conditions apply. The motion passed unanimously.

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

Carey & Melissa Mace

11 Columnberry Court

Lot 25, Block 2, Section 84 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 Arthur Bredehoft 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 violations (by removing and storing the trash and recycle carts and trailer out of public view and submitting an application and obtaining approval for the trash can screen) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, 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.

William & Emily Hester Jr.

74 Camber Pine Place

Lot 30, Block 1, Section 61 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 Arthur Bredehoft 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 violations (by removing or submitting an application for the storage enclosure) will result in a lawsuit filed & court hearing scheduled. Furthermore, we

recommend the Township Board authorize funding of legal action, as necessary, 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.

Brittany C Bartoskewitz

19 Farlight Court

Lot 57, 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 Arthur Bredehoft 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 violations (by removing and storing the trash and recycle carts out of public view) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, 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.

Francisco Pedraza Jr. & Samantha Ewing

33 West Greenhill Terrace Place

Lot 14, Block 1, Section 87 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 Arthur Bredehoft 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 violations (by removing algae/mildew 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, 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.

Elizabeth Monroe

126 North Concord Valley Circle

Lot 1, Block 2, Section 25 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 Arthur Bredehoft 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 violations (by removing and storing the trash and recycle carts and debris out of public view and contain trash property in provided waste management containers) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, 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.

Jennell Marie Pasch

47 North Queenscliff Circle

Lot 36, Block 2, 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 Arthur Bredehoft 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 violations (by removing mold/discoloration 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, 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.

Randall Scott Wolfrom
69 North Hollylaurel Circle

Lot 23, Block 2, 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 Arthur Bredehoft 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 violations (by mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds and removing algae/mildew from exterior of the home and by removing and storing the trash and recycle carts and disabled vehicle 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, 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.

Gary & Christel Frantz
3 Pine Island Place

Lot 20, Block 3, Section 36 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 Arthur Bredehoft 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 violations (by mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds and removing algae/mildew from 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, 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.

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

Ozz H Chukumerije
45 South Piney Plains Circle

Lot 16, Block 1, Section 7 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 Arthur Bredehoft 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 violations (by removing and storing the

trash and recycle carts out of public view) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, 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.

Richard H Wright III

58 Sandwell Place; 77389-2038

Lot 24, Block 1, Section 9 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 Arthur Bredehoft 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 violations (by planting and maintaining sufficient evergreen vegetation to screen pool equipment from the view of neighboring property. Vegetation must be at least 4 feet tall at time of planting) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, 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.

Robert W & Carrie A Fedro

22 Cinnamon Teal Place

Lot 6, Block 3, Section 1 Village of Alden Bridge

This item was resolved prior to the meeting.

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

Luis F Majano & Veronica M Monedero

30 East Wading Pond Circle

Lot 5, Block 2, Section 8 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 Arthur Bredehoft 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 violations (by painting frames and support brackets to match color of the roofing material and covering wiring so that it is not visible to street or neighboring properties) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, 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.

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

Leanne Ballatori

18 Eastwood Place

Lot 46, Block 1, Section 33 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 Arthur Bredehoft 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 violations (by mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging

and defining the beds and removing algae/mildew from 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, 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.

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

James R Johnson

200 Bristol Bend Circle; 77382-1117

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 Arthur Bredehoft 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 violations (by removing and storing the trash and recycle carts out of public view) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, 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.

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

GMA Group LLC (Ariel Mata)

26 Black Swan Court

Lot 7, Block 2, Section 97 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 Arthur Bredehoft 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 violations (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, 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.

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

Ahmed M Ismail

67 North Star Ridge Circle

Lot 11, Block 3, Section 51 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 Arthur Bredehoft 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 violations (by removing and storing the trash and recycle carts out of public view) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, 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.

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

CJ Properties

15 Jewelsford Court
Lot 16, Block 1, Section 13 Village of Sterling Ridge
This item was resolved prior to meeting.

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

Paul Russell & Elizabeth Grimm

19 East Shale Creek Circle; 77382-5506

Lot 5, Block 1, Section 20 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 Arthur Bredehoft 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 violations (by removing mold 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, 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.

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

Andrew Fisher

210 North Wimberly Way

Lot 27, Block 1, Section 3 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 Arthur Bredehoft 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 violations (by removing seasonal decorations 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, 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.

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

Reynaldo M & Eva O Gonzales Jr.

195 South Delta Mill Circle

Lot 88, Block 1, Section 1 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 Arthur Bredehoft 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 violations (by mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds and removing algae/mildew from exterior of the home and submitting application for the light located at the front of garage or by removing the light) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, 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.

31. Report on construction progress at 51 Paloma Bend Place in association with current outstanding Covenant violations.

Jonathan R Hayes & Debbie L Beaty

51 Paloma Bend Place

Lot 9, Block 1, Section 25 Village of Creekside Park

This item was heard by the full Committee. The staff provided the Committee with an update on progress made in the past 60 days. The homeowner did not attend the meeting. There will be another update at the July 18 DSC meeting (the end of the 90 day extension).

32. Variance request for conceptual proposal of an attic conversion that exceeds the maximum living area allowed.

Michael Gray

106 North Mews Wood Court

Lot 16 Block 3, Section 10 Village of Grogan's Forest at College Park

This item was heard by the full Committee. The staff provided the Committee with a presentation. The owner was present and addressed the Committee. It was moved by Walter Lisiewski and seconded by Brian Boniface to approve the concept (#1) on the condition that owner must submit the required documentation of 2/3rds of the owners of record of Lots 1-4 Block, 1 Lots 1-10 Block 2 and Lots 1—39 Block 3, Grogan's Forest Section 10. Additionally they must submit the final plans, documentation and fees. Staff will review upon completion for compliance. The total living area of the property must not exceed 3661 square feet and the improvement must meet code and pass inspections. The motion passed unanimously.

33. Variance request for an existing garage conversion that exceeds the maximum living area allowed and encloses portion of garage so it does not meet the standard for available storage and parking.

Alma Gomez Real Property Trust

34 Ledgestone Place

Lot 40 Block 2, Section 14 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. A neighbor was present at the meeting. It was moved by Walter Lisiewski and seconded by Arthur Bredehoft to disapprove the garage conversion. It must be removed and the property must be brought into compliance within 90 days. The motion passed unanimously.

34. Variance request for a patio cover that does not respect the 20 foot rear building setback.

Timothy Dalton

194 South Thatcher Bend Circle

Lot 8 Block 1, Section 36 Village of Creekside Park

This item was heard by the full Committee. The staff provided the Committee with a presentation. The owner did not attend the meeting. It was moved by Arthur Bredehoft and seconded by Brian Boniface to disapprove the patio cover and require the homeowner to resubmit an approvable design. The motion passed unanimously.

35. Variance request for a proposed fence that encroaches the side building line and the fence design is not an approved type.

Rosanna Saputo Trust

211 South Brooksedge Circle

Lot 1 Block 3 Section 58 Village of Alden Bridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The owner was present and addressed the Committee. It was moved by Arthur Bredehoft and seconded by John A. Brown to disapprove the fence variance. The homeowner must submit an approvable design. The fence may be extended to meet the Standards; which is 5 feet over the side 10 foot platted building line provided that a planter bed with integrated trees and plants is placed immediately adjacent to the fence. The motion passed unanimously.

36. Variance request for a proposed wood fence that exceeds the maximum height allowed.

Daniel Westphal

6 Wimberly Way

Lot 89 Block 1, Section 3 Village of Harper's Landing at College Park

This item was heard by the full Committee. The staff provided the Committee with a presentation. The owner

was present and addressed the Committee. It was moved by Brian Boniface and seconded by Arthur Bredehoft to approve the fence as submitted. The fence must meet code and pass inspection. The motion passed unanimously.

37. Variance request for a proposed paving and pergola that does not respect the rear ten foot easement.

Daniel Westphal

6 Wimberly Way

Lot 89 Block 1, Section 3 Village of Harper's Landing at College Park

This item was heard by the full Committee. The staff provided the Committee with a presentation. The owner was present and addressed the Committee. It was moved by Brian Boniface and seconded by Arthur Bredehoft to approve the paving and pergola 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 passed unanimously.

38. Variance request for an existing fence that encroaches the side building line and the rear fence design is not an approved height or style per the Development Criteria for Section 9 of Sterling Ridge.

Paul Carrigy

75 Barley Hall Street

Lot 8 Block 3, Section 9 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The owner was present and addressed the Committee. It was moved by Brian Boniface and seconded by Arthur Bredehoft to approve the fence as submitted. The motion passed unanimously.

39. Variance request for an existing fence that include a rear fence design that is not an approved height or style per the Development Criteria for Section 9 of Sterling Ridge.

Melissa Mittelhauser

71 Barley Hall Street

Lot 9 Block 3, Section 9 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The owner was present and addressed the Committee. It was moved by Arthur Bredehoft and seconded by Brian Boniface to conditionally approve the fence. It must meet code and pass inspection. The motion passed unanimously.

40. Variance request for an existing detached structure that does not respect the rear and side easements, the rear 15 foot and the side 7 foot building setbacks. Additionally the structure exceeds the maximum living area and height allowed.

Alfredo Tinajero

74 West French Oaks Circle

Lot 18 Block 1, Section 49 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The contractor was present and addressed the Committee. It was moved by Walter Lisiewski and seconded by Arthur Bredehoft to disapprove the detached structure. It must be removed within 60 days and the homeowner must reapply for a structure that meets the Standards and respects the easements. The motion passed unanimously.

41. Variance request for existing paving that exceeds the maximum allowed hard surface area and does not respect the side and rear easements.

Christopher Jannes

7 Glowing Star Place

Lot 40 Block 3, Section 6 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Arthur Bredehoft and seconded by Anderson to disapprove the paving and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the pavers out of the easements, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the paving 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. Additionally, The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract, and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). The motion passed unanimously.

42. Variance request for existing paving that exceeds the maximum allowed hard surface area and does not respect the side and rear easements.

Santiago Pelaez

98 West Ambassador Bend

Lot 20 Block 1, Section 33 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The contractor was present and addressed the Committee. It was moved by John A. Brown and seconded by Arthur Bredehoft to disapprove the paving and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the paving out of the easements, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the paving 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. Additionally, the owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract, and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). The motion passed unanimously.

VIII. Public Comments

Several residents addressed the Committee regarding issues with 6 Leisure Lane. The current residents have built a large structure on the property that is causing drainage issues and blocking their view. Walter Lisiewski asked Kim McKenna to place this item on a future agenda.

IX. Member Comments

Arthur Bredehoft volunteered to work with staff on fence issues for the Cottage Green and Bonny Branch neighborhoods. John Anderson asked if there were any further issues regarding the Edison lights that were discussed at a previous meeting. Walter Lisiewski asked the Committee if there were any issues they wanted him to pass along to the Township Board. He also said the next joint DSC/RDRC meeting would be on August 29. Some of the items to be discussed are clearing of underbrush in the forest preserves, elevation of slabs at 14 inches or higher and proposed changes to the Standards.

X. Staff Reports

Bret Strong, legal counsel for The Development Standards Committee advised the Committee that a Memorandum of Agreement agreeing to the terms as established at the meeting of June 6, 2018, by the Committee has been met by Saint Anthony of Padua Catholic Church. No objections were raised in regard to the terms of the agreement. Kim McKenna, staff for The Development Standards Committee reported that the owner of 47 Longspur and the adjacent neighbor have met and intend to work with one another to address the lighting impact issues related to the landscape lighting. Additionally, it was reported that all code inspections for the improvements applied for at 47 Longspur have been received a final inspection by the designated Code Inspector and all inspections reports identify the improvement meet code and passed final inspection.

XI. 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 8:02 p.m.

DEVELOPMENT STANDARDS COMMITTEE MEETING OF

6/20/2018

NAME (PLEASE PRINT)	OWNER, REPRESENTATIVE, NEIGHBOR, OR CONTRACTOR)	REPRESENTATIVE	AGENDA ITEM NUMBER
Brandi Watterson	Owner/Director Brighton Academy + The Ridge		K + L
CAROLE COOK	OWNER/TENANT		R & S
WAYNE & DEBORAH CONNER	Neighbor	public comment	
Danny Wattersen	Ridge/Brighton		K+L
Don Mittelhauser	owner		39
Rosanna Saputo	owner		35
Zafar Fikroddin	owner		33
PAUL CASCIAGUS	owner		38
Debra Dozier	owner		observing
Termitayo Omidokun	owner		observing

6/20/18

DEVELOPMENT STANDARDS COMMITTEE MEETING OF

NAME (PLEASE PRINT)	REPRESENTATIVE (OWNER, REPRESENTATIVE, NEIGHBOR, OR CONTRACTOR)	AGENDA ITEM NUMBER
John Ledbetter & Sandy Ledbetter	Owners	FGJ
Todd Auer	Ben Brundage Ciba	CND
Damon Palermo	Block Forest Ventures Innospec	RIS
Miguel	Miguel Hsa Santana Pelaez	10, 42
Celdie Sanchria	The Woodlands Childrens Museum	E
Bryan Butler	The Woodlands First Baptist	H, I
Jenny Taylor	Market Street	V, A
Bryann Grisham	"	V, A
Joe Machan	REP	B
Ivan Arjona	Rep.	FGJ

DEVELOPMENT STANDARDS COMMITTEE MEETING OF 6/20/2018

NAME (PLEASE PRINT)	REPRESENTATIVE (OWNER, REPRESENTATIVE, NEIGHBOR, OR CONTRACTOR)	AGENDA ITEM NUMBER
Dan Carlson	Purchaser of Property	17
Jose Chavez	Contractor.	4
RUBY MEFCAO	RESUBMIT	32
Dan Westphal	Owner	36/37
Michael Gray	Owner	32
Suey Williams	owner	6