

Development Standards Committee

November 14, 2018 at 5:00 p.m.

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

Members Present: Walter Lisiewski, John A. Brown, Bob Adams, Brian Boniface and Arthur Bredehoft (present until 5:38 p.m.)

Members Absent: Robert Heineman and John Anderson

Staff Present: Neslihan Tesno, Kim McKenna, Sharlene Novak and Donna Stanley

Legal Counsel: None

I. Welcome/Call Meeting to Order.

Chair Walter Lisiewski called the meeting to order at 5:01 p.m.

II. Consideration and action regarding the minutes of the meeting of October 17, 2018.

The minutes were reviewed by the Committee. It was moved by Arthur Bredehoft and seconded by Bob Adams to approve the October 17, 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.

No action was taken on this item.

IV. Reconvene in Public Session.

No action was taken on this item.

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 The Commercial Summary List consisted of Items A, E, I, J, K, M, N, O, and P. Items C, D, F, G, and H were withdrawn. It was moved by Bob Adams and seconded by John A. Brown to approve the Commercial Summary List as presented. The motion passed unanimously. The Residential Summary List consisted of Items 2, 4, 5-15, and 17-22. Item 3 was withdrawn, Items 1 and 26 were tabled and Item 16 was resolved prior to the meeting. It was moved by Arthur Bredehoft and seconded by Bob Adams to approve the items on the Residential Summary List as presented. Arthur Bredehoft abstained on Item 7. Otherwise, the motion passed unanimously.

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

A. Consideration and action for a building addition for the purposes of adding a free weight gym area; and the installation of windows to the existing building.

Panther Creek Shopping Center/Gold's Gym

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 Bob Adams and seconded by John A. Brown to approve the air-conditioned space as presented on the condition the improvements meet code and pass final inspection. Approval by this committee does not constitute approval by any other entity, such as the county, It is the owner's responsibility to obtain those approvals. The motion carried unanimously.

- B. Consideration and action for the installation of two dumpster enclosures at the rear of the shopping center.
 Regency Centers/Panther Creek Shopping Center
 4775 West Panther Creek Drive
 Lot 0283 Block 0045 Section 0040 Village of Panther Creek
 Consider masonry material with metal panels. Require all dumpsters to be screened with enclosures.
 This item was reviewed under the summary list as presented by staff. It was moved by Bob Adams and seconded by John A. Brown to withdraw this item from the agenda. The motion carried unanimously.
- C. Request for a rehearing for the monument sign proposal that was heard and acted upon by the Development Standards Committee at their meeting of July 5, 2018.
 Dayton Hudson Corporation/Target
 1100 Lake Woodlands Drive
 Lot 0590 Block 0599 Section 0999 Village of Town Center
 This item was reviewed under the summary list as presented by staff. It was moved by Bob Adams and seconded by John A. Brown to to withdraw this item from the agenda. The motion carried unanimously.
- D. Consideration and action for the extension of an existing fence.
 Trinity Episcopal Church
 3901 South Panther Creek Drive
 Lot 0280 Block 0045 Section 0007 Village of Panther Creek
 This item was reviewed under the summary list as presented by staff. It was moved by Bob Adams and seconded by John A. Brown to to withdraw this item from the agenda. The motion carried unanimously.
- E. Variance request for a storage shed that is visible from the road and adjacent properties.
 Trinity Episcopal Church
 3901 South Panther Creek Drive
 Lot 0280 Block 0045 Section 0007 Village of Panther Creek
 This item was reviewed under the summary list as presented by staff. It was moved by Bob Adams and seconded by John A. Brown to approve the detached building on the condition the owner modifies the proposed color to a more muted shade that matches the existing brick color of the building. (staff to coordinate with owner on color match.). The color of the shed must match the color of the existing brick of the permanent building. The owner must plant and maintain native evergreen vegetation around the shed, for reforestation and to soften and screen the view. The staff will perform a site visit to verify the plantings are adequate for screening. Must comply with Commercial Planning and Design Standards. The motion carried unanimously.
- F. Consideration and action for the final plans for the exterior renovation that includes the addition of windows, a new door entrance, a freestanding ATM kiosk with canopy and landscape plan.
 JBD Partners LP/Chase Bank
 9590 Six Pines Drive
 Lot 9013 Block 0599 Section 0999 Village of Town Center
 This item was reviewed under the summary list as presented by staff. It was moved by Bob Adams and seconded by John A. Brown to to withdraw this item from the agenda. The motion carried unanimously.
- G. Consideration and action for a temporary sales event that will include a tent.
 The Woodlands Mall/Rest & Relax Holiday Sidewalk Sale
 1201 Lake Woodlands Drive
 Lot 0280 Block 0599 Section 0999 Village of Town Center
 This item was reviewed under the summary list as presented by staff. It was moved by Bob Adams and seconded by John A. Brown to to withdraw this item from the agenda. The motion carried unanimously.
- H. Variance request for temporary advertising signage for a sales event that includes two logos that are not trademarked together, a tagline and pricing information.
 The Woodlands Mall/Rest & Relax Holiday Sidewalk Sale
 1201 Lake Woodlands Drive

Lot 0280 Block 0599 Section 0999 Village of Town Center

This item was reviewed under the summary list as presented by staff. It was moved by Bob Adams and seconded by John A. Brown to to withdraw this item from the agenda. The motion carried unanimously.

- I. Consideration and action for a temporary event that will include protective fencing, lights and music.
The Woodlands Land Development Company/Glade Arts Foundation
2000 Woodlands Parkway
Lot 4400 Block 0547, Section 0999 Village of Town Center
This item was reviewed under the summary list as presented by staff. It was moved by Bob Adams and seconded by John A. Brown to approve the temporary event on the following conditions:
- Approval granted for The “Enchanted Forest” to run from November 29, 2018 through January 6, 2019.
 - Stage outside of the Art Gallery Building having lights and sound shall be setup not to be seen or heard outside of the security/screening fence area.
 - Screening material shall face outwards so chain links are not visible to the exterior of the site.
 - Event area is to remain ADA accessible at all times. Variance is approved to allow outdoor event to continue until 10:00 pm.
 - No trees or vegetation shall be disturbed for this event. Clearing of or attaching of any equipment to trees is not permitted.
 - This event is approved for 2000 Woodlands Parkway only and may not extend beyond the boundary of the parcel.
 - Must comply with Commercial Planning and Design Standards.
- The motion carried unanimously.
- J. Consideration and action for the installation of additional solar panels on the building roof.
HARC
8801 Gosling Road
Lot 0804 Block 0051 Section 0000 Village of Research Forest
This item was reviewed under the summary list as presented by staff. It was moved by Bob Adams and seconded by John A. Brown to approve as presented. Owner must ensure placement of the solar panels is designed flat with pipes and equipment screened and designed around the panels with limited exposure. Installation must be in accordance with the manufacturer’s specifications. Approval by this committee does not constitute approval by any other entity such as the county. It is the owner’s responsibility to obtain those approvals. The motion carried unanimously.
- K. Variance request for proposed monument sign that exceeds the maximum size allowed and includes a logo that is not registered and also exceeds the maximum size allowed.
Evergreen Office 2012 LLC
1070 Evergreen Circle
Lot 0460 Block 0599 Section 0999 Village of Town Center
This item was reviewed under the summary list as presented by staff. It was moved by Bob Adams and seconded by John A. Brown to conditionally approve on the condition the owner revises and resubmits the plans to accurately define the measurements for the sign, messages center and overall dimensions. The owner must reduce the logo not to exceed 10% of the message area, to comply with the Commercial Planning and Design Standards. All proposed materials and colors must match the existing materials and colors on the sign. The owner must obtain a registered trademarked logo through the United States Patent and Trademark Office within one year of the permit issuance. Failure to obtain registered trademark will require removal of the sign at the owner’s expense and resubmission for a revised sign prior to installation. Monument sign must be installed in accordance with the Commercial Planning and Design Standards including maintenance of the externally lit sign and installation of a landscape bed and irrigation. The motion carried unanimously.
- L. Consideration and action for existing exterior window shades.
Churrascos
21 Waterway Avenue
Lot 2629 Block 0599 Section 0999 Village of Town Center
This item was heard under the full committee review. A representative was present to address the committee.

The committee deliberated on the condition and installation of the window screens. It was then moved by Bob Adams and seconded by Brian Boniface to deny the existing window treatments as presented and require the owner revise and resubmit with an interior window treatment or window films that block overall heat gains. The committee identified the following matters:

- The other tenants of nearby businesses have installed interior window shades to help control the temperature of their respective suites.
- Exterior window shade devices are not approved by the committee and must be removed.
- Tenant to recondition exterior mullions and façade surfaces to like new condition after removal of window shade mounting hardware.
- Churrascos may apply to install interior window shades that will have a minimum visual impact to the exterior of the building. The committee recommends the shutter style shade devices such as the ones installed by "The Refuge"

The motion carried unanimously.

M. Consideration and action for the installation of a new generator for an existing cell tower.

Woodlands Community Presbyterian Church/T-Mobile

4881 West Panther Creek Drive

Lot 0305 Block 0045 Section 0040 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by Bob Adams and seconded by John A. Brown to approve the generator on the following conditions:

- Generator installed shall not exceed 67.5 dBA at 23 ft away or more from the unit in any given direction.
- Test run-time shall be limited to one (1) hour during mid-day once per week, and shall not include weekends with a run-time between 1pm – 4pm.
- No additional lighting or site modifications are approved at this time.
- Must be installed in accordance with manufacturer's specifications.
- Approval by this entity does not constitute the approval of any additional entity. It is the owner's responsibility to obtain those approvals.

Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

N. Variance request for an existing temporary banner that exceeds the maximum time allowed for display and contains a tagline.

Lexington Apartments LLC

12000 Sawmill Road

Lot 0300 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 Bob Adams and seconded by John A. Brown to approve temporary banners till December 28th, 2018 provided the owner submit a permanent monument sign for review and action by the Development Standards Committee prior to the deadline. Final submission should comply with the Commercial Planning and Design Standards. Please reference the sign standards for guidance, prior to submitting final plans. The motion carried unanimously.

O. Variance request for an existing temporary banner that exceeds the maximum time allowed for display and contains a tagline.

GS Parkside LP-Biltmore Apartments

10600 Six Pines Drive

Lot 0200 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 Bob Adams and seconded by John A. Brown to approve temporary banners till December 28th, 2018 provided the owner submit a permanent monument sign for review and action by the Development Standards Committee prior to the deadline. Final submission should comply with the Commercial Planning and Design Standards. Please reference the sign standards for guidance, prior to submitting final plans. The motion carried unanimously.

P. Consideration and action of applications from Crown Castle NG Central LLC, to upgrade existing ground equipment and antennas on existing street light poles that contain a small cell network. This item was reviewed under the summary list as presented by staff. It was moved by Bob Adams and seconded by John A. Brown to approve the modified equipment cabinets to accommodate the second carrier, with the following conditions:

- The installation of all equipment, including but not limited to the lights poles, equipment cabinets, fiber vaults and antenna shrouds, must occur in accordance with all engineering and manufacturing specifications and comply with all applicable building codes and other laws.
- Equipment cabinets shall not be mounted on the light poles.
- Materials and colors used for all visible poles and equipment must be in accordance with the approved plan and match the color of the surrounding light poles and/or utility boxes as applicable.
- At applicant's sole expense, each light pole, equipment cabinet, fiber vault and antenna shroud must be maintained in good order and repair, including but not limited to, operating lights, replacement of inoperable lights within 48 hours of notice, secured equipment cabinets and vaults.
- At applicant's sole expense, each light pole, equipment cabinet, fiber vault and antenna shroud must be repaired and repainted, as needed due to damage, including but not limited to, general maintenance, vandalism, graffiti, impact or natural causes.
- All improvements must be routinely and consistently monitored and repaired within 3 days of noted damage.
- Applicant must place and maintain contact information on each light pole in a location readily viewable so that repair issues can be reported to applicant.
- Applicant must comply with all applicable rules, regulations, ordinances and laws in any way related to or affecting the light poles and associated equipment, including but not limited to obtaining an Improvements in the Right of Way Agreement from the appropriate Montgomery County entities.
- Applicant must obtain the appropriate permissions and other authority from any applicable third party with respect to installation of the light poles, equipment cabinets, fiber vaults, antenna shroud or other related equipment.
- Crown Castle NG Central LLC must sign and execute a release and indemnity agreement regarding these conditions of approval and noting the following: The Woodlands Township has the exclusive right to remove any light poles, equipment cabinets, fiber vaults, antenna shroud or other related equipment for failure to comply with the conditions of approval stated above and in no event shall The Woodlands Township be held responsible for any damage or injury involving the light poles, equipment cabinets, fiber vaults, antenna shroud or other related equipment.
- All written agreements, including but not limited to the release and indemnity, permits or other documentation is subject to legal review and approval of legal counsel for the Development Standards Committee.

The motion carried unanimously.

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

1. Consideration and Action regarding the proposed new home construction and related improvements that require review and action by the Development Standards Committee.
Guillermo Ritchey
2701 South Wildwind Circle
Lot 05, Block 09, 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 John A. Brown to withdraw this item from the agenda. The motion carried unanimously.
2. Variance request for a proposed pergola that would encroach into the 10 foot rear yard easement.
Robert T Arend
51 W Twinberry Place
Lot 058, Block 03, Section 31 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 John A. Brown to approve the proposed pergola as presented. Approval by this committee does not constitute approval by any other easement holders. The owner must obtain those approvals and may be subject to removal for access needed. The motion carried unanimously.

3. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Laura Lovins

36 E. Bigelow Oak Court

Lot 25, Block 01, Section 02 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 John A. Brown to withdraw this item from the agenda. The motion carried unanimously.

4. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Deborah Green Hagle

2611 Rosewood Place

Lot 18, Block 03, Section 03 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 John A. Brown to approve the pursuit of 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, 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.

5. Variance request for proposed paving that does not respect the side five foot easement.

Amanda E Dufrene

35 Canoe Birch Place

Lot 48 Block 1, Section 40 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the paving as submitted. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. 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.

6. Variance request for proposed fence that exceeds the maximum height allowed.

Daniel C Cook

77 North Acacia Park Circle

Lot 8, Block 3, Section 28 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to conditionally approve the proposed rear fence to a total height 7 feet, 6 inches (this includes a 6 inch rot board), type "H" capped picket fence. The fence should taper down where it meets lower adjacent fence heights. The proposed front and side fences are to be a 6 foot, 6 inch type "J" fence. The motion passed unanimously.

7. Variance request for a proposed fence that does not meet the Neighborhood Criteria for Section 35 Alden Bridge.

Sutphen Family Living Trust

83 Sunlit Grove Street

Lot 13, Block 4, Section 35 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the proposed fence as submitted (6 foot, 6 inch capped picket fence style "H"). Arthur Bredehoft abstained. The motion passed.

8. Variance request for a proposed room addition will extend beyond the 20 foot setback for the rear of the dwelling and exceeds maximum allowed living area allowed.

John Paul Buckley

31 Sunspree Place

Lot 34, Block 2, Section 64 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to conditionally approve the proposed room addition. It must meet Standard conditions and pass inspections. The motion passed unanimously.

9. Variance request for a proposed pool bath/storage room that will not respect the rear 40 foot setback.

Andrew Dubois

7 Freestone Place

Lot 27, Block 1, Section 49 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to conditionally approve the proposed pool bath/storage room. It must meet code and pass inspections. The motion passed unanimously.

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

Jesper Anderson & Cindy Lewkowicz

73 West Sandalbranch Circle

Lot 10, Block 2, Section 18 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 Bob Adams 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.

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

Steve J & Linda A Blanke

174 Pinto Point Place

Lot 82, Block 1, Section 12 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 Bob Adams 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.

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

Tal Rothwell Cowan Jr

15 Slate Path Drive

Lot 18, Block 1, Section 26 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 Bob Adams 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 four evergreen shrubs or trees, recommend southern wax myrtle about 8 foot on center starting as indicated on plan) 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.

Aaron Freeman

146 Black Swan Place

Lot 18, Block 1, 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 Bob Adams 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.

Jerry & Roberta A Hallam

46 Black Swan Court

Lot 2, 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 Bob Adams 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.

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

Roger Alan & Michelle Ann Harrison

11 Sentinel Place

Lot 18, Block 2, Section 4 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 Bob Adams 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 submitting an application for

the roof replacement) 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.

Michael Long
7 Windsinger Court
Lot 11, Block 4, Section 2 Village of Creekside Park West
This item was resolved prior to the meeting.

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

Carlos Alejandro Farca Mena
42 Black Swan Court
Lot 3, 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 Bob Adams 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.

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

Ricardo Ramirez
38 Butternut Grove Place
Lot 24, Block 1, Section 4 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 Bob Adams 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.

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

Mario S & Ruth B Romero
11 Newberry Trail Court
Lot 14, Block 1, Section 52 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 Bob Adams 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 trailer 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.

Julio Roberto Rivera Rosales & Silvia Maria Vega Zeissig
23 Folklore Court

Lot 6R, Block 2, Section 2 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 Bob Adams 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.

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

Jason Schmitz
30 Howell Creek Place

Lot 63, 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 Bob Adams 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.

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

Perry Richard & Elizabeth Ama Stephens
22 Homed Lark Place

Lot 34, Block 2, Section 13 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 Bob Adams 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.

23. Variance request for an existing fence that exceeds the maximum height allowed and was built with construction side facing out.

Sherwood Stewart
51 Tapestry Forest Place

Lot 13, Block 1, Section 8 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 homeowner was present and addressed the Committee. It was moved by Arthur Bredehoft and seconded by Brian Boniface to approve the fence on the condition that the fence is double sided so that the construction side is not visible to the street. The rear fence must taper down to 7 feet to the meet the existing neighboring fences (tapering should start 1-2 fence panels from property corner). The fence must also meet code and pass inspections. This item should come back to the Committee if these conditions are not met within 60 days. The motion passed unanimously.

24. Appeal of the Residential Design Review Committee's decision to disapprove the pool slide location and require it to be relocated to the original approved location.

Andrew Lee

95 Black Knight Drive

Lot 5, Block 4, Section 77 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner and contractor were present and addressed the Committee. It was moved by John A. Brown and seconded by Brian Boniface to conditionally approve the proposed pool slide location. The homeowner must plant and maintain evergreen trees and shrubs at least 6 feet tall at the time of planting along the left side fence to screen the slide to the adjacent property. Plantings should be placed from the existing 6 foot tall fence to the 4 foot tall fence. The motion passed unanimously.

25. Variance request for a driveway extension that will exceed the maximum width allowed and will not respect the side five foot easement.

Matthew Geistfeld

14 Royal Ridge Place

Lot 11, Block 2, Section 37 Village of Alden Bridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was not present at the meeting. It was moved by Walter Lisiewski and seconded by Brian Boniface to conditionally approve a 3 foot driveway extension along left side from garage tapering back to the driveway at 45 feet. The homeowner must plant and maintain evergreen shrubs at the top of the extension. 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.

26. Variance request for driveway borders that do not respect the side five foot easement.

John Srock

78 North Swanwick Place

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

This item was tabled at the homeowner's request.

27. Variance request for a driveway extension that will exceed the maximum width allowed and will not respect the side five foot easement.

Wayne Lepire

14 Ramey Heights Court

Lot 42, Block 1, Section 12 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 homeowner was present and addressed the Committee. It was moved by Walter Lisiewski and seconded by Brian Boniface to conditionally approve the concrete driveway extension starting at a width of 2 feet by the garage to 6 feet at the curve. No existing shrubs may be removed. The extension is to meet the existing driveway apron. The motion passed unanimously.

28. Variance request for a proposed pool that will exceed the maximum percent of water surface area permitted and pool decking that does not respect the five foot side yard easement.

Eileen Carothers Wojahn Rev Living Trust

7 Wineberry Place

Lot 2, Block 1, Section 66 Village of Alden Bridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner and contractor were present and addressed the Committee. It was moved by Arthur Bredehoft and seconded by Brian Boniface to conditionally approve the pool as follows:

- The homeowner must submit a drainage plan for staff review.
- The pool must meet code and standard conditions and pass inspections.
- Pool equipment must be screened from view of the street and the neighboring property with dense evergreen vegetation. No fencing may be constructed to screen pool equipment without a separate application.
- Pool and decking may not encroach into any easement. Verify all Centerpoint Energy easements as they may differ from the covenant easements.
- All conditions must be met within 120 days of approval.

It was further moved and seconded to approve the pool deck 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.

29. Request for a variance for existing shade sails that are not architecturally compatible to the dwelling and may impact neighborhood character.

Ziad Alan Egap

42 Winter Thicket Place

Lot 26, Block 1, Section 28 Village of Creekside Park West

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner did not attend the meeting. It was moved by Walter Lisiewski and seconded by Bob Adams to conditionally approve the shade sails. The homeowner must reduce the height of the posts and paint them dark/muted colors. If the sails are attached to the house it must be with a permanent anchor. The motion passed unanimously.

30. Variance request for an existing driveway border that exceeds the maximum width of 18 inches allowed. Additionally, an existing walkway exceeds the maximum width allowed and is not located a minimum of one foot from the property line.

Peter P Klepaida

55 West Gaslight Place

Lot 85, Block 1, Section 26 Village of Alden Bridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present and addressed the Committee. It was moved by Walter Lisiewski and seconded by Brian Boniface to conditionally approve the driveway border. It must be tapered to meet the driveway at the apron. The homeowner must plant and maintain one 15 gallon native tree on the property. It was additionally moved and seconded to conditionally approve the walkway. The homeowner must plant and maintain 24 inch tall shrubs continuous along the face of walkway covering the cinder blocks. The motion passed unanimously.

31. Variance request for proposed detached building that does not respect the 25 foot rear setback.

Sebastian Hermann

34 N. Shimmering Aspen Circle

Lot 3, Block 2, Section 19 Village of Creekside Park

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 Bob Adams to table this item and place it on the December 12, 2018 DSC agenda. Staff is to research other properties with living area (detached or attached) in setback. The motion passed unanimously.

VIII. Public Comments

There were no public comments.

IX. Member Comments

There were no member comments.

X. Staff Reports

Staff reminded the Committee about the Special Meeting on November 15 at 8:15 a.m. Brian Boniface said he would not be able to attend. Staff confirmed December 19 as a regular meeting date.

XI. Adjourn

There being no further business, Chair Walter Lisiewski asked for a motion to adjourn. Walter Lisiewski made the motion and John A. Brown seconded. The meeting was adjourned at 7:00 p.m.

DEVELOPMENT STANDARDS COMMITTEE MEETING OF 11/14/18

NAME (PLEASE PRINT)	REPRESENTATIVE (OWNER, REPRESENTATIVE, NEIGHBOR, OR CONTRACTOR)	AGENDA ITEM NUMBER
Eileen Wojahn + Nicholas Caro	7 Wineberry Place	28
Kate Smith	Crown Castle	
Charles Cox	Owner Rep.	D & E
ROGER SYKES	"	D & E
CHAD HENNEUK	CONTRACTOR	d4
JANINE JONES	MUMASCOS	L
Gerald Sevick		D & E
Pete Klepauca	OWNER	30
Larry Slade	Adcorp Sign	
MUSTAPHA BENOUM	Owner - HAREC	J

DEVELOPMENT STANDARDS COMMITTEE MEETING OF 11/14/18

NAME (PLEASE PRINT)	REPRESENTATIVE (OWNER, REPRESENTATIVE, NEIGHBOR, OR CONTRACTOR)	AGENDA ITEM NUMBER
Col Marlow	Contractor for	J
Tiffany Lee		24.
Mark Coosby	Contractor	31
SHERWOOD STEWART	RESIDENT	
BOB AREND	RESIDENT	Z
GREG PETERSON	OWNER	58