

Development Standards Committee

January 9, 2019 at 5:00 p.m.

The Woodlands Township

2801 Technology Forest Boulevard

The Woodlands, Texas 77381

MINUTES

Members Present: Walt Lisiewski, Robert Heineman, John Anderson, John A. Brown, Bob Adams and Bala Iyer

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

I. Welcome/Call Meeting to Order.

The meeting was called to order at 5:02 p.m.

II. Consideration and action regarding the minutes of the meeting of December 12, 2018.

The minutes were reviewed by the committee. It was moved by John A. Brown and seconded by Bob Adams to approve the minutes of December 12, 2018 as presented. The motion carried unanimously.

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

There was no executive session.

IV. Reconvene in Public Session.

There was no executive session.

V. Consideration and Action of the Commercial and Residential Applications and Covenant Violations in Sections VI and VII recommended for Summary Action.

These items were reviewed by the full committee. The lists consisted of Commercial Items C through G and Residential Items 9, 11, 13-16 and 18-33.

It was moved by Bob Adams and seconded by John A. Brown to approve the Commercial Summary List in Section VI as presented by staff recommendation. The motion carried unanimously.

It was then moved by John A. Brown and seconded by Bob Adams to approve the Residential Summary List in Section VII as presented by staff recommendation. The motion carried unanimously.

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

SEE ATTACHED EXHIBIT A

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

SEE ATTACHED EXHIBIT B

VIII. Consideration and Discussion of the 2019 dates for scheduled Development Standards Committee meetings and for Joint Session of the Development Standards Committee and Residential Design Review Committee members.

The 2019 dates for the Development Standards Committee meetings were reviewed and it was decided to move the July 3, 2019 meeting to July 10, 2019. Walt Lisiewski suggested that the Joint Sessions meet twice a year with dates to be determined at a later date.

IX. Consideration and Action of appointment of Chairman and Vice Chairman of the Development Standards Committee.

It was moved by John Anderson and seconded by John A. Brown to appoint Walt Lisiewski as Chairman of the Development Standards Committee. The motion carried unanimously.

It was then moved by John Anderson and seconded by Walt Lisiewski to appoint Robert Heineman as Vice Chairman of the Development Standards Committee. The motion carried unanimously.

X. Public Comments

There were no public comments.

XI. Member Comments

New committee member, Bala Iyer, was welcomed.

John A. Brown asked staff to confirm if exterior bench has been removed from the Alden Bridge Shopping Center. John Anderson mentioned that the Gold's Gym located in the Panther Creek Shopping Center has mismatched tiles on the front of the building. He also notified staff that the monument sign in front of 24 Hour Fitness near Market Street had been damaged. Walt Lisiewski reminded the committee and staff that the Standards for exterior lighting should be reviewed. He also mentioned bandit signs in and around Trader Joe's need to be addressed.

XII. Staff Reports

It was reported that staff is following up with St. Anthony of Padua Church regarding replants and an update will be given at the January 16, 2019 Development Standards Committee meeting.

XIII. Adjourn

It was moved by John A. Brown and seconded by John Anderson to adjourn the meeting at 6:45 p.m. The motion carried unanimously.

COMMERCIAL ITEMS EXHIBIT A

- A. Variance request for the existing decorative flags and lights displayed on the exterior of the tenant space.
The Woodlands Children's Museum
4775 West Panther Creek Drive
Lot 0285 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 table this item. The motion carried unanimously.
- B. Variance request for a freestanding sign that advertises events and activities.
The Woodlands Children's Museum
4775 West Panther Creek Drive
Lot 0285 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 table this item. The motion carried unanimously.
- C. Variance request for three temporary signs, two that advertise a free tax service and one for directing parking.
Montgomery County United Way
1600 Lake Front Circle
Lot 0999 Block 0599 Section 0370 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 on the condition the owner revise and resubmit the proposed signs with a neutral background color, such as white. Signs must be maintained in good order and repair and located on the owner's property and not in any road right of way. Signs must be removed no later than April 22, 2019. The motion carried unanimously.
- D. Variance request to relocate an existing building sign that does not meet the height requirements of the shopping center criteria.
Master Hong's Taekwondo
8000 McBeth Way
Lot 0850 Block 0499 Section 0046 Village of Sterling Ridge
This item was reviewed under the summary list as presented by staff. It was moved by Bob Adams and seconded by John A. Brown to approve and allow a variance for the sign to remain two inches shorter than the required design criteria. Sign must be installed in accordance with the Commercial Planning and Design Standards including the repair of any ghosting from the previous signage. The motion carried unanimously.
- E. Variance request for a proposed building sign that does not match the signs of the existing tenants.
Allstate
10333 Kuykendahl Road
Lot 0150 Block 0499 Section 0046 Village of Sterling Ridge
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 on the following conditions:
- Stud mounted aluminum letters shall be painted PMS 7518. (To match North Woods Endocrinology).
 - Building sign shall be mounted along a "centerline" that is centered through sign "Memorial Herman Sports Medicine & Rehabilitation"
 - Center building sign horizontally between "decorative diamonds".
 - Must comply with Commercial Planning and Design Standards.
- The motion carried unanimously.
- F. Consideration and action for exterior remodeling to replace the windows and doors, repaint and add lighting.
Dirk Laukien
2630 Technology Forest Blvd

Lot 9146 Block 0547, Section 0999 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 on the following conditions:

- Wall sconce is 2700K color Temperature. Verify that color temperature is within 500K color temperature compared to other exterior lights on-site.
- Provide a site photometric plan to ensure that lighting levels at the property line do not exceed 0.1 fc.
- The color of the new surface material shall match the existing color of the building as closely as possible.
- All surfaces to receive "AquaSol" shall have base texture and cracks repaired and mildew cleaned before prepping for paint.
- Finishes must be installed as per manufacturer's recommended preparation and installation instructions.
- Tenant to maintain final appearance at all times. Exterior door handle sets to match from door to door, (Zola Modern).
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

G. Consideration and action for the installation of three emergency generators.

HEB

10777 Kuykendahl Road

Lot 0512 Block 0592 Section 060 Village of Indian Springs

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 on the following conditions:

- Electrical feed to tie into existing transformer.
- Repair/Replace any concrete slab that is damaged or removed during the installation of new generator sets.
- Safety bollards to be placed around generators to allow for adequate clearance to open doors for maintenance and for operational venting.
- Generator units are proposed to be painted white and must be a flat white to prevent any glare or shine.
- No lights are approved for/with generator sets.
- Remove any equipment that may no longer be required with the installation of this new equipment.
- If testing is necessary, testing must be run between 1pm-4pm on a selected weekday.
- Must comply with Commercial Planning and Design Standards.
- Approval by this committee does not constitute approval by any other entity such as the county or the fire marshal. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

RESIDENTIAL ITEMS EXHIBIT B

1. Variance request for an existing color change that was not considered to be compatible with the home and the neighborhood when acted upon by the Residential Design Review Committee.
Monica M Ballesio
11 Sand Piper Place
Lot 47, Block 02, Section 03 Village of Cochran's Crossing
This item was heard by the full committee. The staff provided the committee with a presentation. It was moved by Walt Lisiewski and seconded by John A. Brown to deny the variance as presented. The committee deliberated on possible alternatives that may allow the owner to maintain the overall color and possibly adjust accent components such as the garage or perhaps the trim. The Committee acted to request the staff and one designee from the committee work with the owner to discuss possible option and ideas to resolve the color change without requiring an overall repainting of the home. The motion carried unanimously.

2. Consideration and action for the approved rehearing request for a second story window on an attic conversion with a window that may have been required to be opaque to preserve privacy to adjacent lot when balcony previously acted upon by the Development Standards Committee.
C & AV Living Trust
53 Doe Run Drive
Lot 17, Block 01, Section 16 Village of Grogan's Mill
This item was reviewed under the summary list as presented by staff. It was moved by John A. Brown and seconded by Bob Adams to table this item. The motion carried unanimously.

3. Variance request for a proposed pool house that was considered to have an adverse impact on the adjacent property due to the mass, scale and proportion.
Sivakumar Subramanian
39 Lucky Leaf Court
Lot 22, Block 03, Section 30 Village of Panther Creek
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 Walt Lisiewski and seconded by John A. Brown to approve the variance on the following conditions:
 - The air conditioning unit must be relocated so that it is out of the easement and furthest from the neighboring property, to reduce any possible impact to the adjacent property. Owner must revise and resubmit plans, noting the AC unit to be around the corner or to the rear of the improvement on the survey and plans.
 - The owner must submit a drainage plan certified by a professional engineer.
 - The owner must plant and maintain native evergreen vegetation at a minimum of 3-15-gallon native evergreen trees and 2-30-gallon shrubs to soften and screen the view of the improvement from the adjacent property and the street.
 - The improvement must meet code and pass final inspection. The improvements must not halt, or materially impeded drainage as defined in the Residential Development Standards.The motion carried unanimously.

4. Variance request for a home business that has clients who frequently travel to the home in connection with the business.
William B Whatley
19 Purple Martin Place
Lot 26, Block 01, Section 37 Village of Cochran's Crossing
This item was heard by the full committee. The staff provided the committee with a presentation. It was moved by Walt Lisiewski and seconded by John A. Brown to deny as presented and require the owner revise and resubmit for a

home business to tutor individuals one at a time to decrease the impact on traffic in the neighborhood. The motion carried unanimously.

5. Variance request for the existing basketball goal that is in a location that may have a negative functional impact on the adjacent property when acted upon by the Residential Design Review Committee.

Daniel E Cahill

43 Edgemire Place

Lot 43, Block 02, Section 23 Village of Cochran's Crossing

This item was heard by the full committee. The staff provided the committee with a presentation. A neighbor was present to address the committee. It was moved by Walt Lisiewski and seconded by John A. Brown to take no action on this item. The motion carried unanimously.

6. Variance request for a proposed patio that would cause the lot to exceed the maximum hard surface area allowed.

Russell and Linda Balsamo

49 Eagle Court

Lot 09, Block 01, Section 22 Village of Grogan's Mill

This item was heard by the full committee. The staff provided the committee with a presentation. The owner was also present to address the committee. It was moved by Walt Lisiewski and seconded by John A. Brown to approve the patio on the condition that the owner submits to staff a drainage plan certified by a professional engineer. Additionally, the owner should work with staff to reduce some of the hard surface and/or hardscape material in the rear yard. The motion carried unanimously.

7. Variance request for a proposed spa that would encroach into the rear and side yard easements.

Russell and Linda Balsamo

49 Eagle Court

Lot 09, Block 01, Section 22 Village of Grogan's Mill

This item was heard by the full committee. The staff provided the committee with a presentation. The owner was present to also address the committee. It was moved by Walt Lisiewski and seconded by John A. Brown to deny the variance and consent to delay enforcement based upon the execution of a memorandum of agreement, requiring the owner to remove the spa from the lot when the spa is no longer in use, when the owner sells or transfers title or when the home is no longer the owner's primary residence. The memorandum will be recorded at the courthouse and binding on the land. Action by this committee does not constitute action by the additional easement holders. It is the owner's responsibility to obtain those approvals and may be subject to removal. The motion carried unanimously.

8. Variance request for a proposed storage building that will encroach into the ten-foot storm sewer easement.

Richard A Cogdill

15 Scarlet Sage Place

Lot 10, Block 05, Section 08 Village of Cochran's Crossing

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 A. Brown and seconded by Walt Lisiewski to deny the variance and consent to delay enforcement based upon the execution of a memorandum of agreement, requiring the owner to remove the shed from the lot when the shed is no longer in use, when the owner sells or transfers title or when the home is no longer the owner's primary residence. The memorandum will be recorded at the courthouse and binding on the land. Action by this committee does not constitute action by the additional easement holders. It is the owner's responsibility to obtain those approvals and may be subject to removal. The motion carried unanimously.

9. Variance request for the existing exterior lights that were not mounted in fixtures that shield visibility of the lamp from the adjacent property and were considered to have a negative impact and glare on the adjacent lot.

Glenn Robert Brown

19 Bayginger Place

Lot 13, Block 03, Section 23 Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff. It was moved by John A. Brown and seconded by Bob Adams to approve the lights (based upon the owner's recent modifications) on the condition the owner adjust the two additional lights, as established in the photograph provided. The lights must be raised so that they do not hang below the arbor frame and must be directed toward the home to eliminate the glare visible to adjacent properties. The motion carried unanimously.

10. Variance request for an existing fence that was built with the construction side facing outward from the lot and exceeds the maximum height allowed.

Mary Lovell

7 South Greenbud Court

Lot 135, Block 04, Section 38 Village of Grogan's Mill

This item was heard by the full committee. The staff provided the committee with a presentation. The owner was also present to address the committee. It was moved by John A. Brown and seconded by John Anderson to approve on the condition the owner make the following modifications:

- On the right and left-hand sides modify the front fence facades so that all pickets are one consistent height, not to exceed 6'6" in height.
- Taper the fence panels on both sides down to meet the height of the front fence facades.

The motion carried unanimously.

11. Variance request for the existing fence that was built with the construction side facing outward from the lot and exceeds the maximum height allowed.

Lluvia Tavares

89 East Timberspire Court

Lot 97, Block 02, Section 38 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff. It was moved by John A. Brown and seconded by Bob Adams to approve the variance request and allow the existing height and face orientation on the condition the owner must meet code and pass final inspection. The motion carried unanimously.

12. Variance request for the proposed garage addition that would exceed the maximum living area allowed if considered as living area.

Richard De Villarin

12119 Gray Oak Place

Lot 09, Block 09, Section 03 Village of Grogan's Mill

This item was heard by the full committee. The staff provided the committee with a presentation. It was moved by Walt Lisiewski and seconded by John A. Brown to table the item and require the owner apply for the existing driveway expansion, review the two improvements together and submit a revised survey that accurately defines the improvements on the lot to determine the hard surface requirements for the lot. The motion carried unanimously.

13. Variance request for the proposed paving for a pool remodel, walkway and summer kitchen which will exceed the maximum amount of hard surface area allowed.

Kheena R Pineda

6 Gilded Pond Place

Lot 13, Block 01, Section 43 Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff. It was moved by John A. Brown and seconded by Bob Adams to approve on the condition that area 'D' and the other smaller patio is removed and some of the gravel in the backyard is replaced with grass or other natural landscaping materials such as a landscaping bed. The

owner must ensure that improvements do not halt or materially impede drainage as defined in the residential Development Standards. Improvements must meet code and pass inspection. The motion carried unanimously.

14. Variance request for a proposed fireplace that was not found to be compatible with the home and the neighborhood when acted upon by the Residential Design Review Committee.

Timothy Gregory

30 Wingspan Drive

Lot 23, Block 02, Section 28 Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff. It was moved by John A. Brown and seconded by Bob Adams to approve as presented on the condition the owner plant and maintain a native evergreen shrub to the front of the fence to soften and screen the view of the patio and fireplace area from the street. Improvement must meet code and pass inspection. The motion carried unanimously.

15. Variance request for a proposed fence that will exceed the maximum height allowed and the style does not meet the Neighborhood Criteria.

Paulette M Musso

154 S Cochran's Green Circle

Lot 10, Block 01, Section 23 Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff. It was moved by John A. Brown and seconded by Bob Adams to approve on the condition the fence is stepped down to meet the height of the fence at the front so that the fence height at the front corners of the home comply with the Standards and do not exceed 6 feet 6 inches in height above grade. The fence must meet code and pass inspection for a pool barrier. The motion carried unanimously.

16. Variance request for a proposed fence that does not meet the Development Criteria for height.

Barbara K Vanlandingham

50 Bellweather Court

Lot 09, Block 01, Section 46 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by John A. Brown and seconded by Bob Adams to approve the fence variance for the lower fence design, provided the fence is maintained in good order and repair and is inspected to ensure it does not compromise the fences pool barrier. The motion carried unanimously.

17. Variance request for an existing pool barrier fence that was built with the construction side facing outward toward a rear Open Space Reserve and a commercial property.

Randal & Suzanne LeBlanc

199 N. Crimson Clover Circle

Lot 16, Block 01, Section 30 Village of Panther Creek

This item was heard by the full committee. The staff provided the committee with a presentation. It was moved by Walt Lisiewski and seconded by John Anderson to deny as presented and require the owner modify the fence to comply with the Standards. Additionally, the fence must meet code and pass inspection. The motion carried unanimously.

18. Consideration and action for a home business.

Ron Ryan

9 Huntsman's Horn Circle

Lot 05, Block 01, Section 35 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff. It was moved by John A. Brown and seconded by Bob Adams to approve as presented on the condition the home business remains in compliance with the

Standards. Additionally, the Committee may revoke the Permit at any time or the permit may be revoked for any violation of the Standards. The permit is approved for 2 years and the owner must reapply for a Home Business renewal no later than January 2021. The motion carried unanimously.

19. Consideration and action for a home business renewal.

Jaelin Stickels

101 S Timber Top Drive

Lot 01, Block 02, Section 15 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff. It was moved by John A. Brown and seconded by Bob Adams to approve as presented on the condition the home business remains in compliance with the Standards. Additionally, the Committee may revoke the Permit at any time or the permit may be revoked for any violation of the Standards. The permit is approved for 2 years and the owner must reapply for a Home Business renewal no later than January 2021. The motion carried unanimously.

20. Consideration and action for a home business renewal.

Robert Shelton

2 Sunlit Forest Drive

Lot 26, Block 03, Section 22 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by John A. Brown and seconded by Bob Adams to approve as presented on the condition the home business remains in compliance with the Standards. Additionally, the Committee may revoke the Permit at any time or the permit may be revoked for any violation of the Standards. The permit is approved for 2 years and the owner must reapply for a Home Business renewal no later than January 2021. The motion carried unanimously.

21. Variance request for the existing play structure that encroaches into the ten-foot rear easement.

Danny Driscoll

31 South Hornbeam Place

Lot 12, Block 01, Section 05 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff. It was moved by John A. Brown and seconded by Bob Adams to deny that variance and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner to remove the play structure from the easement when the owner no longer owns the home, when it is no longer the primary residence, or when the play structure is in disrepair and requires removal. The owner can seek to obtain approval for the play structure to be relocated in accordance with the Residential Design Review Committee, if the owner would like to keep the play structure prior to the sale of the home. The motion carried unanimously.

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

Eddy and Margarita Torres

11 Capewood Court

Lot 73, Block 02, Section 09 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by John A. Brown and seconded by Bob Adams 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 if not resolved. 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.

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

Jennifer LeBlanc
39 Rockridge Drive

Lot 02, Block 04, Section 01 Village of Indian Springs

This item was reviewed under the summary list as presented by staff. It was moved by John A. Brown and seconded by Bob Adams 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 if not resolved. 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.

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

Yvette Everett
6 Dunlin Meadow Drive

Lot 20, Block 01, Section 18 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by John A. Brown and seconded by Bob Adams 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 if not resolved. 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.

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

Grant Hill
14 N. Waxberry Road

Lot 04, Block 05, Section 01 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by John A. Brown and seconded by Bob Adams 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 if not resolved. 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.

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

John and Carrie Whiteside
16 W. Bigelow Oak Court

Lot 30, Block 01, Section 03 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by John A. Brown and seconded by Bob Adams 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 if not resolved. 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.

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

Dennis Roberts

17 N. Havenridge Drive

Lot 75, Block 02, Section 10 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by John A. Brown and seconded by Bob Adams 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 if not resolved. 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.

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

Susan Frank

32 Green Haven Drive

Lot 02, Block 03, Section 20 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by John A. Brown and seconded by Bob Adams 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 if not resolved. 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.

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

Don Bongmba

33 Coralberry Road

Lot 20, Block 05, Section 01 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by John A. Brown and seconded by Bob Adams 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 if not resolved. 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.

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

Federico Yee

56 S. Havenridge Dr.

Lot 61, Block 01, Section 10 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by John A. Brown and seconded by Bob Adams 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 if not resolved. 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.

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

Steen and Sarah Jergensen

63 Yewleaf Road

Lot 20, Block 02, Section 01 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by John A. Brown and seconded by Bob Adams 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 if not resolved. 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.

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

Gary and Deborah Miller Trust

67 Summer Crest Circle

Lot 16, Block 05, Section 20 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by John A. Brown and seconded by Bob Adams 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 if not resolved. 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.

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

Jonathan Bitgood

84 W. White Willow Circle

Lot 33, Block 01, Section 03 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by John A. Brown and seconded by Bob Adams 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 if not resolved. 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.

DEVELOPMENT STANDARDS COMMITTEE MEETING OF JAN. 9, 2019

NAME (Please Print)	REPRESENTING	ADDRESS	AGENDA #	SIGN-IN TIME	SIGNATURE
RUSSELL BALSANO	SELF	49 EAGLE CT	6, 7	4:36	Russell Balsano
Russell Lovell	SELF	75 Greenwood Ct	10	4:43	Russell Lovell
JOHN SILAR		10, S. GREENBD	10	4:45	John Silar
Jaelin Sticks	self	1015 Timber Top Dr.	19	4:46	
Rick Cogdill	Self	15 Scarlet Sage PL.	8	4:51	
Robert Shelton	SELF	2 E Sunlit Forest	22	4:58	Robert B Shelton
Judi Foster	Unity Way	1600 Lake Front Cir.	C	4:56	Judi Foster
Devillar in		12119 Gray oak		4:55	
Tim Gregory	SELF	30 Wingspan Dr	14	4:58	Tim Gregory
Cristal Shire	Self	47 Edgemire Pl	5	5:00	
Colleen Subramanian	"	39 Lucky Lead Ct.	3	5:15	
Siva "	"	"	3	5:15	S. Sivar

