

Development Standards Committee

February 20, 2019 at 5:00 p.m.

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

Members Present: Robert Heiniman, John Anderson, John A. Brown, Bob Adams, and Bala Iyer

Members Absent: Walter Lisiewski and Arthur Bredehoft

Staff Present: Neslihan Tesno, Sharlene Novak, Danielle Allen and Kathleen Eaton

Legal Counsel: None

- I. Welcome/Call Meeting to Order.
Vice Chair Robert Heineman called the meeting to order at 5:04 p.m.
- II. Consideration and action regarding the minutes of the meeting of the regular DSC meeting of January 16, 2019. It was moved by John A. Brown and seconded by John Anderson to table this issue.
- 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.
Vice Chair Robert Heineman presented the Commercial and Residential Summary Lists as prepared by Staff. The Commercial Summary List consisted of Items E, G, H and I. It was moved by John Anderson and seconded by Bob Adams to approve the Commercial Summary List as presented. The motion passed unanimously. The Residential Summary List consisted of Items 1-5, 7-26, 28 and 38. It was moved by Bala Iyer and seconded by John A. Brown to approve the items on the Residential Summary List as presented.
- VI. **Consideration and Action of the Commercial Applications and Covenant Violations.**
 - A. Request for a rehearing regarding the chiller plant and HVAC installation.
Dirk Laukien / Innospec Oilfield Services
2600 Technology Forest Boulevard
Lot 9147 Block 0547 Section 0999 Village of Research Forest
This item was heard by the full Committee. Concerned homeowners were present to address the committee regarding noise issues they are experiencing. It was moved by Bob Adams and seconded by John Anthony Brown to grant the rehearing request regarding the chiller plant and HVAC installation at the March 6, 2019 Development Standards Committee meeting. The motion passed unanimously.
 - B. Variance request for the existing parking lot lighting that may exceed the maximum foot candle level allowed at the property line.
Steele Industries LLC
61 Carlton Woods Drive
Lot 0001 Block 0000 Section 0012 Village of Sterling Ridge

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 deny the variance request as presented and require that the owner revise and resubmit plans in accordance with the following conditions:

- No lighting alterations were approved as part of the 2-story building project.
- Provide by certified lighting specialists a photometric plan of entire site to the property line extents showing lighting output not to exceed 0.1 FC at the property line to neighboring adjacent residential properties.
- All exterior lighting fixtures must include shielding to prevent light pollution and glare to adjacent properties.
- Lighting output to be revised to match other existing building mounted lighting in color temperature. The review committee reserves the right to require property owner to change exterior light fixtures in order to reduce light output as necessary to mitigate light impact on adjacent properties.
- Must comply with Commercial Planning and Design Standards.

The motion passed unanimously.

- C. Variance request for the placement of window graphics on the exterior surface of the glass, due to the configuration of seating in the waiting area and the existing material applied to the storefront glass to screen the seating area.

Regency Centers LP / Texas Children's Urgent Care
4775 W. Panther Creek Drive Suite 300
Lot 0285 Block 0045 Section 0040 Village of Panther Creek

This item was heard by the full Committee. The staff provided the committee with a presentation. A representative was present to address the committee. The committee considered the existing interior waiting area and the shopping center criteria. It was moved by Robert Heineman and seconded by John Anderson to grant the variance to allow the hours of operation on the exterior of the glass. The motion passed unanimously.

- D. Variance request for the addition of four temporary banners that exceed the maximum size allowed and have a background color that is not neutral.

Dayton Hudson Corp/ Target
1100 Lake Woodlands Drive
Lot 0590 Block 0599 Section 0999 Village of Town Center

This item was heard by the full Committee. The staff provided the committee with a presentation. It was moved by Bob Adams and seconded by John Anderson to deny the variance as presented. The motion passed unanimously.

- E. Variance request to waive replant requirements following the removal of two dead trees in the forest preserve.

Amegy Bank
10101 Grogan's Mill Road
Lot 0285 Block 0547 Section 0006 Village of Town Center

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bob Adams to deny as presented and require owner to replant in accordance with the Commercial Planning and Design Standards for reforestation. Owner is to contact the Township staff at least 48 hours prior to replants for staff to confirm location of replants in the forest preserve. The motion passed unanimously.

- F. Variance request to extend the height of fence with a material that may not be compatible with the existing brick design.

Artgrig Investments LLC / The Woodlands Montessori School
1201 Many Pines Lane
Lot 0240 Block 0599 Section 0036 Village of Grogan's Mill

This item was heard by the full Committee. The staff provided the committee with a presentation. The committee considered two options: Option A, a wood extension, and Option B a wrought iron extension. It was moved by Bob Adams and seconded by John Anderson to allow the variance to extend the height of the fence as shown in the example for Option B. The motion passed unanimously.

G. Consideration and action for the replacement of antennas in an existing wireless communications facility.
The Woodlands Land Development LP / Waterway Square Garage

1505 Lake Robbins Drive

Lot 3000 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 by Bob Adams to approve on the following conditions:

- All existing and relocated equipment is to remain behind the stealth screen walls.
- All new equipment is to be installed behind the stealth screen walls.
- The total load increase for the added equipment shall not have a negative impact on the structure.
- Any new equipment requiring new cables shall be routed in conduit.
- Any installation accessories visible outside of the stealth enclosure are to be painted to match exterior substrate. Must comply with Commercial Planning and Design Standards.

The motion passed unanimously.

H. Consideration and action to change the approved ATM drive-up awning design.

BBVA Compass Bank

4825 Research Forest Drive

Lot 0400 Block 0687 Section 0047 Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bob Adams to approve the new design on the condition the awning color matches the color of the existing awnings in the Cochran's Crossing Shopping Center in accordance with the Shopping Center Criteria. Additionally, the awning may not include any signage. Must comply with Commercial Planning and Design Standards. The motion passed unanimously.

I. Variance request for a proposed monument sign panel that includes a colored logo that is not trademarked with color as a feature of the mark.

CGS Real Estate Investments LTD / Aquapharm PCHEM LLC

3400 Research Forest Drive Suite B-2

Lot 0220 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 by Bob Adams to approve the monument sign panel on the following conditions:

- Logo must be registered as it appears on the sign by the USPTO or Texas Secretary of State within one year of the date of approval or the logo must be removed at the Tenant's expense.
- Monument panel color must match existing panels.
- Must comply with Commercial Planning and Design Standards including but not limited to the installation and irrigation of a landscaped bed around the sign.

The motion passed unanimously.

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

1. Request for variance for proposed fence stain that is not an approvable color

Sherwin D. Bates

15 Maize Flower Place

Lot 16, Block 1, Section 34 Village of Creekside Park West

This item was reviewed under the summary list as presented by staff. It was moved by Bala Iyer and seconded by John A. Brown to approve the proposed fence stain color as submitted. The motion passed unanimously.

2. Request for variance for proposed fence stain that is not an approvable color.
Andrew M. Sarantopoulos
37 Maize Flower Place
Lot 10, Block 1, Section 34 Village of Creekside Park West
This item was reviewed under the summary list as presented by staff. It was moved by Bala Iyer and seconded by John A. Brown to conditionally approve the proposed fence stain color. The homeowner must plant and maintain evergreen shrubs/trees to screen and soften view to street. The motion passed unanimously.
3. Variance request for a proposed fence that will exceed the maximum height allowed for a fence and will not meet the Neighborhood Criteria for Section 7 of Alden Bridge.
Johnny M Nichols
31 Classic Oaks Place
Lot 25 Block 1 Section 7 Village of Alden Bridge
This item was reviewed under the summary list as presented by staff. It was moved by Bala Iyer and seconded by John A. Brown to conditionally approve the proposed fence as follows: side perimeter fences are to be 6 feet, 6 inches high, fence type K and the rear fence is to be 7 feet high fence type H and may be exceed the height of neighboring fence at 27 Classic Oak. Height includes a 12 inch rot board. No clearing of the reserve is allowed for the fence installation. The motion passed unanimously.
4. Variance request for a proposed play structure exceeds elevated floor area allowed.
Freeman Revocable Living Trust
55 Rhapsody Bend Drive
Lot 46 Block 1, Section 27 Village of Sterling Ridge
This item was reviewed under the summary list as presented by staff. It was moved by Bala Iyer and seconded by John A. Brown to conditionally approve the proposed play structure. The homeowner must plant and maintain evergreen vegetation to screen to the front view. The motion passed unanimously.
5. Variance request for a proposed patio cover with integrated summer kitchen that do not respect the rear 20 foot setback.
Matthew Peloquin
10 Lovenote Court
Lot 22, Block 1, Section 66 Village of Sterling Ridge
This item was reviewed under the summary list as presented by staff. It was moved by Bala Iyer and seconded by John A. Brown to conditionally approve the 1 foot encroachment into rear 20 foot setback. The homeowner must plant and maintain one 30 gallon native tree. The patio cover must meet code and pass inspections. Additionally the homeowner must plant and maintain evergreen trees or shrubs at least 7 feet tall at the time of planting to screen to the rear property. Staff will review the plantings upon completion to determine if screening is sufficient. The motion passed unanimously.
6. Variance request for a proposed patio cover with pool bath and summer kitchen that do not respect the 30 foot rear setback.
Christopher Winter
35 Blairs Way
Lot 9, Block 2, Section 23 Village of Creekside Park West
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 Bala Iyer to disapprove the project as presented and resubmit. The motion passed unanimously.
7. Variance request for concept approval for a proposed detached building that will exceed the maximum living area allowed for the lot.
Alfredo Tinajero

74 West French Oaks Circle
Lot 18 Block 1, Section 49 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Bala Iyer and seconded by John A. Brown to conditionally approve the proposed detached building. The homeowner must submit final plans and the required documents and fees. The homeowner must also plant and maintain evergreen trees and/or shrubs at least 7 feet tall at the time of planting to screen to the adjacent properties. Staff will determine upon completion if sufficient screening has been planted. The front door of building must face the rear of the dwelling. The building must meet code and pass inspections. The existing tire ruts in the reserve must be repaired and the reserve may not be accessed for construction of the detached building. The motion passed unanimously.

8. Variance request for an existing gas grill that does not respect the side easement.

Deborah Vaye Cowan Ward
30 Courtland Green Street

Lot 8 Block 3 Section 55 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Bala Iyer and seconded by John A. Brown to conditionally approve the gas grill. The grill must meet code and pass inspections. 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.

9. Variance request for existing fence stain that is not an approvable color

Patrick Fischer
35 Tealight Place

Lot 74, Block 2, Section 2 Village of Creekside Park West

This item was reviewed under the summary list as presented by staff. It was moved by Bala Iyer and seconded by John A. Brown to conditionally approve the existing fence stain. The homeowner must plant and maintain evergreen shrubs on the right side to screen to the street. The motion passed unanimously.

10. Variance request for an existing trellis/arbor that does not respect the side five foot easement and associated pavers that are not located a minimum of one foot from the property line.

Roman J. Walley Jr.

99 East Evangeline Oaks Circle

Lot 15 Block 2 Section 74 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Bala Iyer and seconded by John A. Brown to approve the trellis/arbor 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.

11. Variance request for an existing play structure that does not respect the 10 foot rear easement.

Luis F. and Kimberly A. Hess
15 Pebble Pocket Court

Lot 9, Block 3, Section 21 Village of Creekside Park West

This item was reviewed under the summary list as presented by staff. It was moved by Bala Iyer and seconded by John A. Brown to disapprove the play structure 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.

12. Variance request for existing pool decking that does not respect the side five foot easement.

Michael Kresowski

150 Hearthshire Circle

Lot 37 Block 1, Section 99 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Bala Iyer and seconded by John A. Brown to approve the pool decking 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.

13. Variance request for existing play structure that encroaches 5 feet into the 10 foot rear easement.

Juan Santos

135 South Curly Willow Circle

Lot 40, Block 2, Section 15 Village of Creekside Park West

This item was reviewed under the summary list as presented by staff. It was moved by Bala Iyer and seconded by John A. Brown to disapprove the play structure 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.

14. Variance request for existing pool decking that does not respect the side five foot easement.

Mark Crowe

203 Wimberly Way

Lot 14 Block 2, Section 3 Village of Harper's Landing at College Park

This item was reviewed under the summary list as presented by staff. It was moved by Bala Iyer and seconded by John A. Brown to approve the pool decking 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.

15. Variance request for an existing wood deck that does not respect the rear ten foot easement.

Lauryn Moncrief

66 East Foxbriar Forest Circle

Lot 22 Block 1, Section 79 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Bala Iyer and seconded by John A. Brown to approve the wood 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.

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

Ricardo & Leticia Narvaez

11 West Archwyck Circle

Lot 50, Block 1, Section 42 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Bala Iyer 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 (by repairing damage to yard caused by parking on grass and by continuing to park entirely on concrete or other approved hard-surface material) 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.

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

Thomas Papalexioiu Trust

18 Belcarra Place

Lot 37, Block 3, Section 58 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Bala Iyer 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 (by removing algae/mildew from the exterior of the home) 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.

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

Jaime Caballero

10 Herons Flight Place

Lot 23, Block 1, Section 37 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. It was moved by Bala Iyer 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 (by removing and storing the trash and recycle carts out of public view) 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.

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

Daniel S Wilcox & Ruth Wagner

23 Courtland Green Street

Lot 12, Block 1, Section 55 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Bala Iyer 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 (by providing a passing final inspection for the windows) 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.

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

Aaron Welsh

55 Marble Rock Place

Lot 14, Block 1, Section 78 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Bala Iyer 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 (by removing algae/mildew from the exterior of the home) 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.

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

Texas VCRB LLC (Carlos Luis Borregales Malave)

122 Wood Drake Place

Lot 39, Block 1, Section 4 Village of Creekside Park West

This item was reviewed under the summary list as presented by staff. It was moved by Bala Iyer 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 (by removing and storing the trash and recycle carts out of public view) 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.

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

Donald F Rosenber & Gladys Aguilar

83 North Indigo Circle

Lot 10, Block 4, Section 9 Village of Indian Springs (TWA)

This item was reviewed under the summary list as presented by staff. It was moved by Bala Iyer 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 (by removing and storing the trash and recycle carts out of public view) 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 pursue legal action for outstanding Covenant violations.

Rolando D Ocha

39 Whitbarrow Place

Lot 10, Block 1, Section 28 Village of Creekside Park West

This item was reviewed under the summary list as presented by staff. It was moved by Bala Iyer 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 (by providing a passing final inspection for the pergola) 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 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 under the summary list as presented by staff. It was moved by Bala Iyer 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 (by removing and storing the trash and recycle carts and debris out of public view and properly storing trash in trash receptacles and repairing fence) 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 pursue legal action for outstanding Covenant violations.

Bradley J & Jennifer W Corekin

79 Pleasant Bend Place

Lot 3, Block 1, Section 23 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Bala Iyer 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 (by removing and storing the trash and recycle carts and debris including miscellaneous debris out of public view) 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 pursue legal action for outstanding Covenant violations.

Ruichao Ye & Xiang Li

60 North Winterport Circle

Lot 39, Block 1, Section 5 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Bala Iyer 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 (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 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 pursue legal action for outstanding Covenant violations.

Ravinder Bayas & Ai Nai

107 North Camellia Grove Circle

Lot 8, Block 2, Section 80 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 John A. Brown and seconded by Bala Iyer 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 (by removing commercial type vehicle from driveway other than period of pick-up and delivery 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 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 for possible Covenant violation.

Peter and Jacqueline Koopmans
19 Webb Creek Place

Lot 5, Block 1, Section 46 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Bala Iyer and seconded by John A. Brown that it would not be considered a violation if the owner continues to store a maximum of two cars on his driveway, does not unload or upload cars in Alden Bridge and maintain other cars at an offsite storage facility. Any additional related complaints will require further review. The motion carried unanimously.

29. Request for rehearing regarding the Development Standards Committee action for required planting conditions on a fence stain that is not an approvable color, which was reviewed by the full committee and acted on at the meeting of October 17, 2018.

Patrick Darjon

74 North Pinto Point Circle

Lot 45, Block 1, Section 12 Village of Creekside 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 John A. Brown and seconded by Bala Iyer that there was no basis upon which to grant a rehearing; therefore the rehearing was denied. The motion passed unanimously.

30. Variance request for proposed extensions of a driveway and walkway that exceed the maximum width allowed and the driveway encroaches the side easement. Additionally variance requests for proposed fence styles that are not an approvable style per the Neighborhood Criteria for Section 11, Village of College Park.

Michael Muse

34 Raindance Court

Lot 18 Block 3, Section 11 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 homeowner was present and addressed the Committee. The following motions were made by John A. Brown and seconded by Bala Iyer:

- Driveway extension – disapproved.
- Driveway & Pavers - Conditionally approved, the driveway border is allowed but must not encroach past the side of the dwelling on the right side for a distance of 20 feet, it must then taper to a maximum of 18 inches wide to the street. The driveway border on left can be a maximum of 18 inches wide to the street. The walkway and entry way paving were approved as submitted. The homeowner must plant and maintain one native 30 gallon tree.
- Fence – Conditionally approved; the fence can be wood, 6 foot capped panel style, no brick columns or metal gate.

The motion passed unanimously.

31. Variance request to remove a tree that does not meet the criteria for removal in the Standards.

Cynthia Wood

71 North Overlyn Place

Lot 11 Block 1, Section 3 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. The Committee found no that the tree did not meet the criteria for removal in the Standards. It was moved by John A. Brown and seconded by Bala Iyer to disapprove the variance request. The motion passed unanimously.

32. Consideration and action to appeal the Residential Design Review Committee decision to disapprove a tree removal.

Andrew Malkin

43 Rhapsody Bend Drive

Lot 41 Block 1, Section 27 Village of Sterling Ridge

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 Bala Iyer and seconded by John A. Brown to deny the appeal of the Residential Design Review Committee's decision. The motion passed unanimously.

33. Variance request for an existing trellis that does not respect the rear ten foot easement.

Thomas McCarthy

266 Rockwell Park Blvd

Lot 4, Block 4, Section 35 Village of Creekside 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 John A. Brown and seconded by Bala Iyer to conditionally approve the trellis; the homeowner must paint the trellis to match the fence. 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.

34. Consideration and action to appeal the Residential Design Review Committee decision to disapprove a proposed color change including painting the brick which may not be in keeping with character of neighborhood.

Lino Romo

11 East Majestic Woods Place

Lot 11 Block 1, Section 17 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The realtor for the home and a neighbor were present and addressed the Committee. It was moved by John A. Brown and seconded by Bala Iyer to table this item to allow the Committee members to visit the neighborhood. The motion passed unanimously.

35. Variance request for a proposed swimming pool and decking that do not respect the rear ten foot easement.

George Booth

11 Hedgedale Way

Lot 5, Block 5, Section 36 Creekside 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 John A. Brown and seconded by Bala Iyer to disapprove the pool and decking as presented. It was recommended that the homeowner have the plans revised to respect the easement and resubmit at a future date. The motion passed unanimously.

36. Variance request for landscape borders that exceeds the height allowed in easement and may adversely impact adjacent properties and a fence that is not an approved material/style per the Development Criteria.

Additionally, the driveway extension does not meet conditions set by the Development Standards Committee by installing more paving than was approved, using a different material and does not respect the side five foot easement.

Jan Holland

74 North Knights Crossing Drive

Lot 12 Block 1, Section 81 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner and several neighbors were and addressed the Committee. The following motions were made by John A. Brown and seconded by Bala Iyer:

- Driveway - approved as submitted.
- Fence – Conditionally approved; the homeowner must reduce the height of the fence to just above the bulk of the pool equipment as well as plant and maintain evergreen shrubs or vines

along the fence to screen and soften the view.

- Landscape Borders/Retaining wall – Disapproved; the homeowner must remove the wood and metal border/retaining walls except for the short run of taller metal border that was directly adjacent to the rear of the pool that enclosed pool piping.
- It is recommended to slope from pool decking to the rear property line or install a masonry retaining wall and slope to rear property line.

The motion passed unanimously.

37. Variance request for a proposed fence that will exceed the maximum height allowed.

Andrew Dubois

7 Freestone Place

Lot 27 Block 1 Section 49 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 John A. Brown and seconded by Bala Iyer to conditionally approve the fence. The front fence must be set back at least 3 feet from the front façade and be a maximum of 6 feet 6 inches in height and taper gradually to 7 feet in height to the rear. The fence must also meet code and pass inspections. The motion passed unanimously.

38. Variance request for Concept approval of a proposed room addition that will exceed the maximum living area allowed per the Development Criteria for Section 86 of Alden Bridge and the Initial Land Use Designation

Edelimiro Garza

30 South Hawthorne Hollow Circle

Lot 79 Block 1, Section 86 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Bala Iyer and seconded by John A. Brown to conditionally approve the concept; the room addition is not to exceed the amended maximum ILUD as approved by the Development Company. The homeowner must get 2/3rds approval (notarized signatures) of all homeowners within Section 86 Alden Bridge to amend the ILUD. Documentation must be submitted and reviewed by Township staff and the homeowner must submit final plans, fees and documentation for staff review prior to permit issuance. The room addition must meet code and pass inspections.

39. Variance request for two proposed pergolas and summer kitchen that exceed the maximum hard surface area and an existing generator that does not respect the rear ten foot easement. Additionally, a variance request for artificial turf that is not an approved ground cover and does not respect the rear and side easements.

Wayne Lepire

14 Ramey Heights Court

Lot 42 Block 1, Section 12 Village of Grogan's Forest 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. The following motions were made by John A. Brown and seconded by Bala Iyer:

- Generator - approved as submitted; the generator must meet code pass inspections.
- Artificial Turf – approved 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.
- Pergolas & Summer kitchen - Conditionally approved, lights must be shielded and pointed down. They must also meet code and pass inspections.

The motions passed unanimously.

40. Variance request for an existing plastic storage shed that does not respect the side five foot easement and an existing wood storage shed that does not respect the side five and ten foot rear easement and exceeds the maximum height allowed.

Angela L Danna

51 Cherryvale Court

Lot 13 Block 1 Section 73 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 Robert Heineman and seconded by Bala Iyer to disapprove the sheds and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the sheds 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 sheds are 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.

41. Variance request for a proposed patio cover with summer kitchen that does not respect the 20 foot rear setback and for proposed paving that does not respect the 10 foot rear easement.

Jeremy Holberg

26 Garden Path Place

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

The homeowner came to the meeting but had to leave before this item could be heard. At the homeowner's request, John A. Brown made a motion to table the item and Bala Iyer seconded. The motion passed unanimously.

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

Eugenio Macouzet

11 Woodborough Way

Lot 3, Block 3, Section 34 Village of Creekside Park

This item was heard by the full Committee. The staff provided the Committee with a presentation. A neighbor was present and addressed the Committee. It was moved by John A. Brown and seconded Bala Iyer to conditionally approve the patio cover and summer kitchen. The homeowner must plant and maintain evergreen trees/shrubs (recommend Southern Wax Myrtle or Japanese Blueberry) must be 8' tall at time of planting to screen to the rear. Staff will review upon completion to determine if screening is sufficient. The patio cover and summer kitchen must meet code and pass inspections. The motion passed unanimously.

43. Variance request for a proposed patio cover with fireplace that does not respect the 20 foot rear setback

David Calvin Campbell III

23 Royal Ridge Place

Lot 8 Block 02 Section 37 Village of Alden Bridge

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 Bala Iyer and seconded by John Anderson to conditionally approve the patio cover and fireplace. The homeowner must plant and maintain evergreen trees/shrubs at least 7 feet tall at the time of planting to screen to the rear. Staff will review upon determine if screening is sufficient. The project must meet code and pass inspections. John A. Brown abstained; the motion passed.

44. Variance request for an existing generator that the top is more than six feet from natural grade.

Steve and Sharon Durio

27 Glenleigh Place

Lot 26, Block 1, Section 15 Village of Indian Springs (TWA)

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 Bala Iyer and seconded by John A. Brown to conditionally approve the generator. The homeowner must plant and maintain evergreen trees/shrubs at least 7 feet tall at the time of planting to screen to the rear. Staff will review upon completion

to determine if screening is sufficient. The generator must meet code and pass inspections. The motion passed unanimously.

VII. Public Comments

There were no public comments.

VIII. Member Comments

There were no member comments.

IX. Staff Reports

There were no staff reports.

X. Adjourn

There being no further business, Vice Chair Robert Heineman asked for a motion to adjourn. John Anderson made the motion and Bob Adams seconded. The meeting was adjourned at 9:14 p.m.




DEVELOPMENT STANDARDS COMMITTEE MEETING OF 2/20/19

NAME (PLEASE PRINT)	REPRESENTATIVE (OWNER, REPRESENTATIVE, NEIGHBOR, OR CONTRACTOR)	AGENDA ITEM NUMBER
Nelson Lagasse	35 Blairs Way	5
Chris Cunningham	11 Gentle Oak Dr	A
KYLE QUINN	14 Gemini Oak Ct	A
Nicholle Wingler	14 CRESTED PINES CT	A
Damon Palermo	62 W. Lakemist Circle	A
CHAD HERNIMAN	203 N. WIMBURY LANE	14
GEORGE BOOTH	11 HEDGEDALE WAY	35
Robert Kemp	3400 Research Forest Dr.	I
CAROLE COOK	2600 Technology Forest	A
CHRIS CUNNINGHAM	7804 KNIGHTS CROSSING	36

DEVELOPMENT STANDARDS COMMITTEE MEETING OF 2/20/19

NAME (PLEASE PRINT)	(OWNER, REPRESENTATIVE, NEIGHBOR, OR CONTRACTOR)	AGENDA ITEM NUMBER
Cassandra Winter	owner	
Gary Medved	owner	
Robert Wethington	owner	34
Ai Nai Bayan	owner	27
JEREMY HOLARCC	owner	41
Michael Mize	owner	30
Omer Hernandez	builder	35
Chris Winter	owner	6
Matthew Pelosquin	owner	
Cindy Wood	owner	31

DEVELOPMENT STANDARDS COMMITTEE MEETING OF 2/20/19

NAME (PLEASE PRINT)	(OWNER, REPRESENTATIVE, NEIGHBOR, OR CONTRACTOR)	REPRESENTATIVE	AGENDA ITEM NUMBER
Marla L. Gregg	owner 90 S. Knights Crossing		36
Linda M. Zimmerman	owner 82 S Knights Crossing		36
Juan Antonio Abroad	Representative.		B
Ivan Arjona	Rep.		34.
Clint Cabstia	Bld.		B
Anaje Danna			40
Sean Quinn			observe
Julianne Boles	 4175 W. Panther Creek		C
Jan Holland	DUMW		36
STEVE DUERO	27 GLENVIEW AL		44

2/20/19

DEVELOPMENT STANDARDS COMMITTEE MEETING OF

NAME (PLEASE PRINT)	(OWNER, REPRESENTATIVE, NEIGHBOR, OR CONTRACTOR)	REPRESENTATIVE	AGENDA ITEM NUMBER
Paul Coleman	Neighbor		34
MAGDALENA M GARZA	OWNER		38
Andrew + Kirsten DuBois	owner		37
Patrick Dwyer	Owner		29
Danellia Simmonds	Owner		32
Ben Paul	Owner		42
Wayne Lepire	owner		39
RUDY MERCADO	REP.		38
Tom McCarthy	owner		33