

Development Standards Committee

August 21, 2019 at 5:00 p.m.

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

Members Present: Walter Lisiewski, Robert Heineman, John Anderson, Bob Adams, Bala Iyer and Arthur Bredehoft

Members Absent: John A. Brown

Staff Present: Neslihan Tesno, Kimberly McKenna, Sharlene Novak, Donna Stanley, Hennie van Rensburg

Legal Counsel: Bret Strong

- I. Welcome/Call Meeting to Order.
Chair Walter Lisiewski called the meeting to order at 5:02 p.m.
- II. Consideration and action regarding the minutes of the regular DSC meeting of July 17, 2019.
The minutes were reviewed by the Committee. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve the minutes as presented. The motion passed.
- III. Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071, Texas Government Code.
The Committee recessed to Executive Session at 5:13 p.m.
- IV. Reconvene in Public Session.
The Committee reconvened in Public Session at 5:36 p.m.
- V. Consideration and Action to adopt the revised Residential Development Standards.
It was moved by Walter Lisiewski and seconded by Arthur Bredehoft to adopt the revised Residential Development Standards after final legal review. The motion passed unanimously.
- VI. Consideration and Action of the Commercial and Residential Applications and Covenant Violations in Sections VII and VIII 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 C, F, G, H, I, J, K, L, M, N, O. 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 2-14, 16, 18-24. Items 15 & 17 were 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. The motions passed unanimously.
- VII. Consideration and Action of the Commercial Applications and Covenant Violations.
 - A. Consideration and action regarding the chiller yard and HVAC installation that was approved for a rehearing at the Development Standards Committee meeting of February 20, 2019.
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. The affected neighbors were present for this item and provided information to the committee regarding their findings. The owners were not present; however, they provided a statement for the committee to review. It was moved by Walt Lisiewski and seconded by Bala Iyer to table this item and request the staff coordinate a site visit and schedule a special meeting in which all parties are available to attend. The motion carried unanimously.

- B. Consideration and discussion regarding forest preserve plantings and drainage matters.

Archdiocese of Galveston-Houston /St. Anthony of Padua Catholic Church

7801 Bay Branch Drive

Lot 0001 Block 0000 Section 0039 Village of Cochran's Crossing

This item was heard by the full committee. Representatives for Saint Anthony of Padua Catholic Church were present to address the committee and answer any question or concerns. The committee deliberated on the request, the status of the installed trees and the owner's concerns regarding drainage. The committee inquired if the representatives had engaged in any Drainage experts to evaluate the soil and drainage issues. The owner expressed their desire to try bald cypress trees. The committee shared concerns regarding the need for Native evergreens to provide enough screening year-round; and identified that bald cypress would not provide year-round screening. The Committee reviewed the requirements under the Commercial Planning and Design Standards as well as the executed Memorandum of Agreement with Saint Anthony of Padua Catholic Church. It was then moved by Walt Lisiewski and seconded by Arthur Bredehoft to deny the request as presented and require the owner adhere to the requirements of the Memorandum of Agreement and Commercial Planning and Design Standards. The Church representatives requested assistance with location and evaluation of the areas. The Committee requested the owner coordinate with staff regarding placement of the replant requirements. The motion carried unanimously.

- C. Variance request to remove yaupon to improve visibility entering and exiting the property.

Archdiocese of Galveston-Houston / Saint Simon & Jude Catholic Church

26777 Glen Loch Drive

Lot 0421 Block 0045 Section 0007 Village of Panther Creek

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 removal of the vegetation on the following conditions:

- Removal of vegetation is primarily yaupon and designed to allow a view corridor for visibility exiting the property.
- Owner must contact The Woodlands Township staff at least 24 hours prior to the removal taking place.
- A designated staff member must be present during the removal.
- The large trees identified in the area where the yaupon and vegetation are proposed for removal, must remain and must be protected, so that the removal of the smaller vegetation does not harm the larger living trees.
- Dead trees are approved for removal and replants are required in accordance with the Commercial Planning and Design Standards.

Staff will coordinate on site regarding the locations for any replacement trees.

The motion carried unanimously.

- D. Variance request for a proposed sign package that includes two building signs with open face channel letters that exceed the maximum size allowed with one on a raceway and an open sign that exceeds the maximum size allowed and includes a logo.

Woodlands Anchor Acquisition LP/Torchy's Tacos

1555 Lake Woodlands, Suite 435

Lot 0284 Block 0599 Section 0999 Village of Town Center

This item was heard by the full committee. The owner was present. The committee reviewed the presentation from the staff. The Committee deliberated on the construction in progress prior to obtaining an approval and well as existing and recently resolved violations on the site. It was then moved by John Anderson and seconded by Bob Adams to deny as presented and require the owner revise and resubmit on the following conditions:

- The open sign must comply with the Commercial Planning and Design Standards. Recommend relocating the neon Decorative Logo to the interior of the Restaurant.
- Allow Variance for Sign A1 and A2 to exceed the height limit and allow for open faced signs, provided the owner revise and resubmit the specifications to include lighting details that will allow the lights to be dimmed, to reduce the lumen output as needed for impact.
- No other signs are approved at this time including, but not limited to banners, door vinyl graphics and monument sign.
- Any future signs require the review and approval of the Development Standards Committee or its designee prior to fabrication and installation.
- Correct all violation, including but not limited to the removal of the trailer as office space, and the location of the construction staging area, prior to review of any future permits or the issuance of the existing permit.

The motion carried unanimously.

E. Consideration and action for the remodel of the exterior of an existing building.

Woodlands Anchor Acquisition LP/Torchy's Tacos

1555 Lake Woodlands Drive, Suite 435

Lot 0284 Block 0599 Section 0999 Village of Town Center

This item was heard by the full committee. The owner was present. The committee reviewed the presentation from the staff. The Committee deliberated on the construction in progress prior to obtaining an approval and well as existing and recently resolved violations on the site. It was then moved by John Anderson and seconded by Bob Adams to approve the remodel on the following conditions:

- Owner must revise and resubmit specifications to include any speakers or heating elements for the patio area for review and action by the Plan review Committee.
- TVs must not be used for advertising purposes.
- Construction activity area is to be fully enclosed, located in accordance with the plans, and include a six-foot-tall construction fence with brown, black or green mesh screening.
- All violations must be resolved, prior to the issuance of the permit.
- Owner must remove the trailer on site and seek to obtain approval prior to the installation of any future trailer.

The motion carried unanimously.

F. Variance request for an existing interior monument sign that includes two business names and a logo that is not trademarked.

Tridan II LLC / Drilling Specialties Company

3606 Research Forest Drive #100

Lot 0210 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 allow the variance for the parent company reference to remain on the sign on the following conditions:

- Owner is to obtain a trademark for the logo within one year of this approval with either the US Patent & Trademark office or the Texas Secretary of State. If the trademark is not obtained, the logo will require removal.
- Landscaping is added to surround the sign base.

The sign must comply with Commercial Planning and Design Standards. The motion carried unanimously.

- G. Variance request for a proposed monument sign panel that does not match the registered business name and includes a logo that is not trademarked.

Tridan II LLC / Drilling Specialties Company

3606 Research Forest Drive #100

Lot 0210 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 deny the proposed monument sign panel as presented and require the owner to revise and resubmit on the following conditions:

- Panel is to include entire name "Drilling Specialties Company."
- Resubmittal to include rendering of entire sign with tenant panels to be of equal size.
- Fasteners must be concealed. If visible, fasteners must be painted to match sign panel.
- If the logo is used, the tenant is to obtain a trademark for the logo within one year of this approval with either the US Patent & Trademark office or the Texas Secretary of State. If the trademark is not obtained, the logo will require removal.

The sign panel must comply with Commercial Planning and Design Standards including but not limited to, the installation of a landscaped bed around the sign. The motion carried unanimously.

- H. Variance request for a proposed building sign that is not compatible with the building criteria and includes a logo that is not trademarked and exceeds the maximum size allowed.

Columbia Texas 2319 Timberloch Industrial LP / Vibrant Church

2319 Timberloch Place, Suite E

Lot 0269 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 the proposed building sign as presented and require the owner to revise and resubmit in accordance with the building criteria and the following conditions:

- Logo is not to exceed 10% of the message area
- Owner is to obtain a trademark for the logo within one year of this approval with either the US Patent & Trademark office or the Texas Secretary of State. If the trademark is not obtained, the logo will require removal.
- No other signs are approved at this time, including but not limited to door vinyl graphics. Door vinyl graphics require the review and approval of the plan review committee or its designee prior to fabrication and installation.

The building sign must comply with Commercial Planning and Design Standards. The motion carried unanimously.

- I. Variance request for a building sign that includes a logo that exceeds to maximum size allowed.

Columbia Texas 2407 Timberloch Industrial, LP/Tachus

2407 Timberloch Place, Suite G

Lot 0280 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 the building sign as presented and require the owner to revise and resubmit in accordance with the building criteria and the following conditions:

- Allow variance for logo at 13% of the message area
- No other signs are approved at this time, including but not limited to door vinyl graphics. Door vinyl graphics require the review and approval of the plan review committee or its designee prior to fabrication and installation.

The building sign must comply with Commercial Planning and Design Standards. The motion carried unanimously.

J. Consideration and action for the replacement of the existing metal roofing system.

2000 WP Holdings LLC / 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 John Anderson and seconded by Bob Adams to approve the replacement of the metal roofing system on the following conditions:

- Relocate the construction materials lay-down yard to the northwest corner of the parking lot to reduce visibility from Woodlands Parkway and to eliminate interference with the fire lane.
- Lay-down area to be fully enclosed with 6' tall construction fence with brown, black or green mesh screening.
- The dumpster and portable toilet will need to be a neutral color.
- Hours of Construction must comply with the working hours set forth in The Woodlands Standards.
- Roofing materials to be installed according to the scope of work and to the manufacturer's instructions and standards.
- Roof access hatch to be installed within an interior closet to the facility. No exterior roof access ladders will be permitted.
- Install new gutters and downspouts as required
- The entire property must remain clean and clear of all debris at all times during the duration of the re-roof construction.
- The wood frame at the front of the property for temporary signage must be removed immediately, prior to the issuance of the permit.

The metal roof must comply with Commercial Planning and Design Standards. The motion carried unanimously.

K. Consideration and action for a proposed permanent storage container located at the rear of the building.

GRI Woodlands Crossing LLC / Trader Joe's

10868 Kuykendahl Road

Lot 0100 Block 0592 Section 0060 Village of Indian Springs

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 storage container on the following conditions:

- Proposed permanent POD container shall be painted to match the building. The "PODS" logo shall be painted over or removed.
- Remove storage carts and patio furniture from the rear service access area to keep clean and clear for storage access.
- Proposed placement of storage unit must not be visible from public view or adjoining site.

- Location of storage unit shall not interfere with the rear building access drive and shall comply with all codes and regulations.

The storage container must comply with Commercial Planning and Design Standards. The motion carried unanimously.

L. Consideration and action for a proposed monument panel

Alden Heights Place LLC / Village Medical Center
4840 W. Panther Creek Drive

Lot 0310 Block 0045 Section 0040 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bob Adams to approve the proposed monument panel as presented. The panel must comply with Commercial Planning and Design Standards. The motion carried unanimously.

M. Consideration and action for a proposed temporary event.

GRI Woodlands Crossing LLC / Alspaugh's Ace Hardware of The Woodlands
10720 Kuykendahl Road

Lot 0100 Block 0592 Section 0060 Village of Indian Springs

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 event on the following conditions:

- No signage or brand advertising is to be displayed during the event.
- Dunking booth placement may not alter or otherwise damage the existing landscaping.
- Event is planned for October 26th, 2019. All exterior tents, tables, chairs or other event related equipment shall be removed within 24 hours of event end.
- The event tents are to be no larger than 10'x10' and are to be white with no signage.

The event must comply with Commercial Planning and Design Standards. The motion carried unanimously.

N. Consideration and action for proposed drive thru clearance height signs.

Wells Fargo Bank
9901 Woodlands Parkway

Lot 0600 Block 0078 Section 0046 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bob Adams to approve the drive thru clearance height signs on the following conditions:

- Clearance signs at the drive-thru shall be limited to a quantity of two (2) signs displayed at lane #2 and #4 from the Teller Window.
- Clearance signage to be white die-cut vinyl characters directly adhered to the gutter fascia. No backer panel is to be installed.
- Vinyl characters to remain at 3-1/8" in height as submitted.
- No other exterior signage or pavement markings are approved at this time. All exterior signage must be reviewed and approved by the committee prior to fabrication and installation.

The signs must comply with Commercial Planning and Design Standards. The motion carried unanimously.

O. Consideration and action for a proposed interior directional sign.

Impact Church of The Woodlands
5401 Shadowbend Place

Lot 0300 Block 0163 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 Move to approve as presented. The sign must comply with the

Commercial Planning and Design Standards. The motion carried unanimously.

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

1. Variance request for the conceptually proposed new home construction that would exceed the maximum living area allowed by the Neighborhood Criteria for the lot.

Home Expo Showcase LLC

11033 Ellwood Street

Lot 07, Block 07, Section 07 Village of Grogan's Mill

This item was heard by the full committee. The owner was present. The committee reviewed the presentation from the staff. The committee discussed the living area, location and overall design. It was then moved by Walt Lisiewski and seconded by Bala Iyer to require the owner revise and resubmit with the following items:

- Reduce the width of the Driveway to comply with the Standards.
- Adjust the home to save additional trees at the rear.
- A Property Survey identifying all trees six inches in diameter or greater as measured two feet above grade.
- A construction timeline that must include each improvement on the new home construction application and the date of completion specified for each improvement.
- Landscape Plans ~~suggested to be~~ sealed by a Landscape Architect or must be submitted with the same level of details as you would find on a sealed landscape plan. The Plan Review Committee and their designee will review landscaping during and after construction to determine any additional plantings in addition to the landscape plan for softening, screening and reforestation.

Additionally, the owner must provide must comply with the following in preparation for and during demolition:

- Perimeter fencing for erosion control, such as silt fence or filter fencing must be installed around the property to provide temporary sediment control and contain the sediment and debris in place where soil is being disturbed due to demolition or construction.
- Tree Protection fencing must be installed around the drip line of any existing trees to include a minimum of 75% of the drip line. Any trees in need of removal during the demolition of an improvement require application and approval, prior to removal.
- A designated access area will need to be identified if the existing driveway is not used; and may not exceed 16 feet in width. Riprap will be required from the property line to the street edge for ingress and egress of vehicles. A 2-foot return will be required where the ingress and egress terminates.
- Demolition work must be completed within 10 days from commencement. If additional time is needed for the completion of demolition the owner should provide a timeline for the demolition and specify the amount of time needed to complete demolition on the application.
- The owner must ensure routine maintenance occurs on site for trash and debris removal and site clean-up. The owner must remove any accumulation of debris off the property, in the road right of way and at the front of the home.
- Hours of Operation
The work must be done during normal working hours and careful consideration should be taken, to mitigate neighbor impact and concerns related to objectionable noise.

Hours of operation for exterior work are limited to:

Monday through Friday: 7 a.m. to 7 p.m.

Weekends and Legal Holidays: 9a.m. to 7 p.m.

- The Committee or its designee must grant written approval for exceptions to these hours. All requests for exceptions will be considered on a case-by-case basis final submission for review by the Plan review Committee or its designee.

The motion carried unanimously.

2. Variance request for a proposed fence that will exceed the maximum allowed height at the rear of the property along the alleyway and the side fence is not set back ten feet from the front façade.

Anthony J Martinez

47 Panterra Way

Lot 20 Block 03, Section 74 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bob Adams to approve the rear fence as submitted. The side fence on the right is not to be placed further forward than the porch of the adjacent home. The side fence on the left must be set back 10 feet per the Criteria. The motion passed unanimously.

3. Variance request for a proposed driveway widening that will exceed the maximum allowed width.

Paul Taylor

130 Hearthshire Circle

Lot 32 Block 01, Section 99 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bob Adams to conditionally approve the driveway widening. It must extend to the curb and follow the curve of the existing driveway and is not to exceed 18 inches in width. The motion passed unanimously.

4. Variance request for a proposed pool and pool equipment that does not respect the side platted building line.

Richard James Wilson

3 Churchdale Place

Lot 34 Block 01 Section 07 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 Bob Adams to conditionally approve the pool and pool equipment. The homeowner must plant and maintain three 30 gallon native trees (palm trees will not be included in tree replacement count). The pool must meet code and pass inspections and is not to encroach into any easements. The motion passed unanimously.

5. Variance request for existing fence that exceeds the maximum allowed height.

Chad J Carrow

23 Almond Dale Court

Lot 26 Block 01 Section 73 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 Bob Adams to conditionally approve the fence. It must meet code and pass inspections. The motion passed unanimously.

6. Variance request for existing fence that is not of the design required by the Neighborhood Criteria of Section 3 in the Village of Harper's Landing College Park

Seth Bienek

34 Wimberly Way

Lot 82 Block 01, Section 03 Village of Harper's Landing College Park

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bob Adams to approve the fence as submitted. The motion passed unanimously.

7. Variance request for an existing driveway extension that exceeds the maximum allowed width of the driveway.

John Randolph Ayre Jr
42 Pleasant Bend Drive

Lot 09 Block 02 Section 23 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 Bob Adams to conditionally approve the driveway extension. The homeowner must plant and maintain an evergreen mid-growth shrub to soften the view of the concrete. The motion passed unanimously.

8. Variance request for an existing patio cover that does not respect the rear 20 foot building setback.

George Beltran
43 Shady Pond Place

Lot 42 Block 02 Section 01 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 Bob Adams to conditionally approve the patio cover. It must meet code and pass inspections. The homeowner must maintain the existing evergreen vegetation to screen the patio cover from view. The motion passed unanimously.

9. Variance request for an existing spa that does not respect the rear ten foot and side 5 foot easements.

Michelle D Allain
10 Emery Mill Place

Lot 38 Block 02 Section 86 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 Bob Adams to conditionally approve the spa. It must meet Standard Conditions and pass inspections. The motion passed unanimously.

10. Variance request for an existing driveway and border that exceeds the maximum width allowed.

Margaretha Susanna Viljoen
110 North Hawkhurst Circle

Lot 04 Block 03, Section 93 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bob Adams to approve the driveway and border as submitted. The motion passed unanimously.

11. Request for approval for an existing wood fence.

Billy Gay Caldwell
142 Bloomhill Place

Lot 03 Block 04, Section 89 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bob Adams to approve the fence as submitted. The motion passed unanimously.

12. Variance request for an existing shed that does not respect the side five foot easement.

Todd M Howard
122 South Bantam Woods Circle

Lot 63 Block 01, Section 06 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bob Adams to disapprove the shed and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner to remove the shed 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 shed 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.

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

Rafael Barrenechea & Mariana Salas

42 Shallowford Place

Lot 17, Block 1, Section 11 Village of Creekside Park West

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 Iyerand seconded by Arthur Bredehoft to disapprove the trellis and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the trellis from the property when the owner no longer owns the home, transfers title or is no longer the primary resident, or when the trellis is in disrepair and needs replacement, whichever comes first. The memorandum will be recorded with the court house and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. Additionally, the owner must meet the original conditions of approval by planting and maintaining trees/shrubs at least 7 feet tall at the time of planting to screen once the trellis is removed. The motion passed unanimously.

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

Christopher & Maria Blackwell

34 Wood Drake Place

Lot 61, 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 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 (by mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds in front and back yards; by removing trash cans 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, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion passed unanimously.

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

Richard & Ginny Caminari

54 South Bristol Oak

Lot 51, Block 2, Section 11 Village of Alden Bridge

This item was resolved prior to the meeting.

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

Carlos Chavez

2 Honor Oaks Court

Lot 9, Block 4, Section 68 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. 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 (by repairing or replacing damaged fence pickets and by removing dead tree stump to ground level) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion passed unanimously.

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

William Ted Cox II

19 Bluff Creek Place

Lot 12, Block 2, Section 73 Village of Sterling Ridge

This item was resolved prior to the meeting.

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

Juan C & Maria Fernandez

93 South Rocky Point Circle

Lot 19, Block 2, Section 5 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. 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 this (by removing dead tree from property) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion passed unanimously.

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

Joseph J Labella

30 South Gary Glen Circle

Lot 30, Block 1, Section 23 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. 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 (by mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds in front and back yards; by removing trash cans and debris 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, in order

to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion passed unanimously.

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

MB Financial Bank, NA; Foreclosure Department
15 Dovewing Place
Lot 28, Block 1, Section 6 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 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 (by mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds in front and back yards and by removing dead trees and vegetation and by repairing/replacing sections of loose fence pickets which may require a permit) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion passed unanimously.

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

Edward V & Elizabeth A Roberts III
74 South Sawbridge Circle
Lot 19, Block 1, Section 29 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. 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 this (by screening storage shed from view of the street and neighboring properties) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion passed unanimously.

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

James L & Jessica F Steves
63 Valera Ridge Drive
Lot 37, Block 1, Section 17 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. 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 this (by removing or submitting an application and obtaining approval for the play structure) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion passed

unanimously.

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

Jorge A Tinajero & Maria L Nio Ortego

102 East Lasting Spring Circle

Lot 13, Block 1, Section 8 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. 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 this (by repairing or replacing wrought iron gate on left side of the property) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion passed unanimously.

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

Olalekan E & Olayinka M Ayewale

30 South Oriol Oak Circle

Lot 29, Block 1, Section 62 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. 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 this (by mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds in front and back yards) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion passed unanimously.

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

Kevin A Gallien

34 South Oriol Oaks Circle

Lot 28, Block 1, Section 62 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. 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 (by mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds in front and back yards; by removing trash cans out of public view and by maintaining forty percent of the front yard (excluding the portion covered by driveway and walkways) with trees, shrubbery, flowers, mulch, or plants other than turf or grass) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion passed unanimously.

26. Request for an appeal from an affected neighbor at 67 West Cove View Trail for improvements on the adjacent property at 71 West Cove View Trail concerning the pool, patio cover and negative impact to his property.

Gary Meyer - Affected Neighbor

67 West Cove View Trail

Lot 45, Block 1, Section 6 Village of Creekside Park

Miguel Angel Gonzales Martinez – Owner of property for appeal

71 West Cove View Trail

Lot 46, Block 1, Section 6 Village of Creekside Park

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner and neighbor were present and addressed the Committee. It was moved by Walter Lisiewski and seconded by Arthur Bredehoft to table this item for 30 days to allow staff to determine if the pool is in compliance with the permits and conditions of approval and to receive a status report on the drainage system. The motion passed unanimously.

27. Request to appeal the replant conditions for the screening of the pool equipment and storage shed.

Michael Kresowski

150 Hearthshire Circle

Lot 37 Block 01, Section 99 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 Arthur Bredehoft and seconded by Bala Iyer to grant the owner's appeal; however, the owner must screen the shed by installing an interior wood fence to match the existing fence. The motion passed unanimously.

28. Variance request for proposed pool decking that does not respect the rear ten-foot easement. Additionally, the pool was not built as approved and now may cause a negative neighbor impact.

Damian and Lynzie Rockett

26 Trailing Lantana Place

Lot 50, Block 4, Section 89 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 Walter Lisiewski and seconded by Bala Iyer to approve the pool decking as submitted, including the drainage plan, landscape plan and pool deck material. 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.

29. Variance request for proposed fence style that does not match the approved fence designs.

Sherrie Anita Kent

62 Pioneer Canyon Place

Lot 23, Block 02, Section 22 Village of Creekside Park West

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 Arthur Bredehoft to conditionally approve the fence. The homeowner must stain the fence to match the existing wood columns on the front of the dwelling. The motion passed unanimously.

30. Variance request for proposed artificial turf that is not an approvable landscape material.

Kirby Vogler

23 Blairs Way

Lot 06, Block 02, Lot 23 Village of Creekside Park West

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 Bala Iyer to conditionally approve the artificial turf. It must be screened to the street at the front fence with evergreen shrubs. 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.

31. Variance request for proposed artificial turf that is not an approvable landscape material and for play structure location that does not respect the rear and left side easement.

Kevin M. Dolan

22 South Bacopa Drive

Lot 42, Block 01, Section 07 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 Walter Lisiewski and seconded by Bala Iyer to conditionally approve the artificial turf. It must be screened to the street at the front fence with evergreen shrubs if it is visible. 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). It was further moved 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 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 is binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. Additionally, play structure must be turned sideways with swing set portion toward the rear. The motion passed unanimously.

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

Luis Renato De Araujo Serra

34 South Bethany Bend Circle

Lot 02 Block 01 Section 36 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 Arthur Bredehoft to conditionally approve the proposed patio cover. It must meet code and pass inspections, Staff to review upon completion to determine if any screening is needed. If screening is required it must be evergreen trees or shrubs at least 7' tall at time of planting. 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). John Anderston abstained from voting. The motion carried.

33. Variance request for a proposed patio cover that does not respect the rear 25 foot building setback, may encroach into rear 10 foot easement and may have an impact due to mass, scale and proportion.

Jayland Keeney

7 Spring Basket Trail

Lot 32, Block 01, Section 07 Village of Creekside Park

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner and addressed the Committee. It was moved by Walter Lisiewski and seconded by Arthur Bredehoft to disapprove the proposed patio cover and require the homeowner to submit revised plans. It is recommended that the revised structure incorporate a flat roof with a slight pitch/slope of 10 degrees. The roof should slope down toward the rear of the property. The motion passed unanimously.

34. Variance request for a proposed patio cover that does not respect the rear 15 foot building setback.

William Ward

24 Snowdrop Lily Drive

Lot 06, Block 02, Section 41 Village of Creekside Park West

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 Bala Iyer to conditionally approve the proposed patio cover. It must meet code and pass inspections. The homeowner must plant and maintain evergreen trees or shrubs at least 7 feet tall at time of planting to screen the structure. 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.

35. Variance request for CONCEPT approval for proposed room additions that will exceed the maximum living area allowed per the Neighborhood Criteria and the Initial Land Use Designation of Section 7 of Alden Bridge. In addition, the proposed room addition, patio cover, summer kitchen and fireplace will not respect the 20 foot rear building setback.

Brian Steelman

47 South Piney Plains Circle

Lot 17 Block 01 Section 07 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 Arthur Bredehoft to conditionally approve garage expansion concept, not to exceed the amended maximum ILUD square footage as approved by the Development Company. The owner must get notarized signatures of approval from two-thirds of the homeowners within Section 7 of Alden Bridge to amend the ILUD. Documentation must be submitted and reviewed by Township staff prior to permit issuance. The owners must then submit final plans, fees and documentation for staff review. The garage expansion must meet code and pass inspection. It was additionally moved by Walter Lisiewski and seconded by Arthur Bredehoft to conditionally approve the patio cover concept. The homeowner must submit final plans, fees and documentation for staff review. The patio cover must meet code and pass inspection. The homeowner must also plant and maintain 1x30 gallon native tree. Staff will review final documents for ILUD Amendment and the final plans for compliance. The motion passed unanimously.

36. Variance request for existing sports court that does not respect the ten foot rear and five foot side easement and 25 foot rear setback.

Ozan Family Trust

11 Dovecote

Lot 24 Block 01, Section 19 Village of Sterling Ridge

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 Bala Iyer to

disapprove the sports court and require the homeowner to remove it within 60 days. The motion passed unanimously.

37. Variance request for an existing driveway widening that exceeds the maximum width allowed and does not comply with the driveway border Standards.

Steven Reinmund

51 West Prairie Dawn Circle

Lot 18 Block 03, Section 06 Village of 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 Bala Iyer to conditionally approve the driveway widening, allowing pavers on left side of driveway. The homeowner must remove the first six feet of right side pavers from closest to curb toward garage and plant and maintain evergreen low shrubs to screen to the street. The motion passed unanimously.

38. Variance request for an existing front door color that is not a muted shade.

Heath Leax

119 East Sawyer Ridge Drive

Lot 05, Block 01, Section 34 Village of Creekside Park

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 Arthur Bredehoft to approve the existing front door color as submitted. John Anderson voted against approval, all others voted in favor. The motion carried.

IX. Public Comments

There were no Public Comments.

X. Member Comments

Arthur Bredehoft thanked the staff for their work on the revisions to the Standards.

XI. Staff Reports

There were no Staff Reports.

XII. Adjourn

Chair Walter Lisiewski made a motion to adjourn the meeting at 9:34 p.m. and Arthur Bredehoft seconded the motion.

DEVELOPMENT STANDARDS COMMITTEE MEETING OF

8/22/19

NAME (PLEASE PRINT)	OWNER, REPRESENTATIVE, NEIGHBOR, OR CONTRACTOR	AGENDA ITEM NUMBER
Joseph Gomes	Representative	M
Janine Braun	Rep St Anthony	B
Brian Steelman	Owner	35
Grey Martz	Artist	26
KYLE QUINN	Neighbor	A
Les Lehmann	Neighbor	9
Rick Walker	OWNER	4
Ch. Fred Cunningham	Neighbor	A
Nichole Winger	Neighbor	A
ANA COSO	OBSERVE	

DEVELOPMENT STANDARDS COMMITTEE MEETING OF 8/22/12

NAME (PLEASE PRINT)	REPRESENTATIVE (OWNER, REPRESENTATIVE, NEIGHBOR, OR CONTRACTOR)	AGENDA ITEM NUMBER
Carlos Weitzky	owner	
Rosemary Taylor	owner	1
Stephen Lemmon	Representative	B
DAVID GILES	owner	1
Jennifer Stelman	owner	37
Michael	Observer	c
Miguel Gonzalez	owner	26
Florez Amador	Rep. CPD/Team	F.4
Jason Black	Managing Partner	D.E
Kirby Vogler	owner	30

DEVELOPMENT STANDARDS COMMITTEE MEETING OF 8/22/19

NAME (PLEASE PRINT)	REPRESENTATIVE (OWNER, REPRESENTATIVE, MEMBER, OR CONTRACTOR)	AGENDA ITEM NUMBER
Jayland Keeney	Owner	33
Manana Barrenechea	owner	13
Quinn Dullback	Tactys Take	DE
Modis + Greg Spang	owner	1
Tony + Wendi Modis	Owner	2
Suzanne Keat	owner	29
Mike Krembs	owner	27
Kevin Ballan	owner	31
Daniel Rockett	Owner	28
Sofia Hradzarko	Owner	26

DEVELOPMENT STANDARDS COMMITTEE MEETING OF _____

NAME (PLEASE PRINT)	REPRESENTATIVE (OWNER, REPRESENTATIVE, NEIGHBOR, OR CONTRACTOR)	AGENDA ITEM NUMBER
William Board	owner	34
Steven Reinwand		37
John Ayre	owner	7
Ron Hill	owner	
Patricia Sena	owner of S. Anthony Bend	30

