

**Development Standards Committee**

**November 20, 2019 at 5:00 p.m.**

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

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

Members Absent: John Anderson, John A. Brown

Staff Present: Neslihan Tesno, Kimberly McKenna, Hennie van Rensburg, Sharlene Novak, Donna Stanley and R. J. Duarte

Legal Counsel: None

- I. Welcome/Call Meeting to Order.  
Chair Walter Lisiewski called the meeting to order at 5:00 p.m.
- II. Consideration and action regarding the minutes of the regular DSC meeting of October 16, 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 carried unanimously.
- III. Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071, Texas Government Code.  
No action was taken on this item.
- IV. Reconvene in Public Session.  
No action was taken on this item.
- V. Consideration and action regarding amendments to the Seasonal Decoration restrictions in order to allow for additional holidays or observances such as Military Service Recognition.  
This item was heard by the full Committee. The Committee reviewed the presentation from the staff. The Committee deliberated on the seasonal displays and the violation and application process as it relates to tenants and owners. It was then moved by Walter Lisiewski and seconded by Arthur Bredehoft to table the item to allow for legal counsel to investigate and review standards relating to timeframe completion.
- 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 A, C, D, E, F, G, H, I, J, K, L, M, N, O. It was moved by Bob Adams and seconded by Arthur Bredehoft to approve the Commercial Summary List as presented. The motion carried unanimously. The Residential Summary List consisted of Items 1-16, 18 & 19. Item 17 was resolved prior to the meeting and Item 22 was withdrawn. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve the items on the Residential Summary List as presented. The motion carried unanimously.
- VII. Consideration and Action of the Commercial Applications and Covenant Violations.

- A. Consideration and action for an extension of time for light pole banners identifying The Waterway Arts District which are currently displayed.

The Woodlands Township / Visit The Woodlands  
2801 Technology Forest Blvd.

Lot 0200 Block 0599 Section 0999 Village of Research Forest

This item was reviewed under the commercial summary list as presented by staff. The owner did not attend the meeting. It was moved by Bob Adams and seconded by Arthur Bredehoft to approve the existing temporary green/white banner signage through November 30, 2020 on the conditions a Permanent Sign Display/Program must be submitted to the Committee for review and written approval by or before August 21, 2020 and must adhere to the following conditions:

The applicant should consult a Professional Graphics designer to properly research the numerous design opportunities available that can be submitted for review and written approval for the 2021 installation.

The Committee recommends considering options similar to what has been done in other cities and popular areas including, but not limited to, additional street signage and permanent art pieces strategically placed to maximize the exposure and identification of The Waterway Arts District. Inspiring images of popular areas have been included following this response.

- Proposed banners are to be placed on approximately every third available pole.
- The banners must either be installed:
  - By themselves (green/white banner on one side of the pedestrian light-pole with no banner of any kind on opposite side of pole) OR
  - In pairs (a green/white banner on both sides of pedestrian light-pole).
- Proposed banners are not to be hung on the same poles as those with existing Lifestyle Banners (as the designs do not complement one another).
- The proposed banner locations along The Waterway are property of The Woodlands Land Development Company and are NOT approved to have The Waterway Arts District banners installed.
- Please submit a professionally designed, Permanent (non-banner) Sign Display/Program including all items listed below, to the Committee by or before August 1, 2020. The CSC will not provide further guidance regarding the design of the Permanent Sign Display. The Woodlands Township in conjunction with The Waterway Arts District are to contract with a local designer for new Permanent Sign Displays.

#### REQUIRED DOCUMENTS

- Overall Site Map with CSC applicable locations as one designation and other affected jurisdiction locations as a second designation.
- A final proposed Sign Display/Program with alternate options.  
Submission must include rendered elevations for proposed Sign Display/Program items including dimensions, exact colors and materials, installation details and section cuts if applicable.

The motion carried unanimously.

- B. Variance request for the proposed installation of a food trailer that includes a logo that is not trademarked and is proposed for one year on scheduled dates and will be located nearest the storefront entrance.

HEB

3601 FM 1488

Lot 2000 Block 0549 Section 0047 Village of Alden Bridge

This item was reviewed by the full Committee. The owner was present to address The Committee. The Committee reviewed the presentation from the staff. The Committee deliberated on the location of the trailer, its intended use and any complications that may arise during hours of operation. It was then moved by Robert Heineman and seconded by Bob Adams to table the item until The Committee determines the validity and viability of existing food truck trailers within the Woodlands and observe the events and success of the food truck in the Pinecroft Shopping Center prior to action on the future

food truck installations. The motion carried unanimously.

C. Consideration and action for the proposed storage shed.

7950 Bay Branch Drive LLC / The Auberge at The Woodlands

7950 Bay Branch Drive

Lot 0257 Block 0047 Section 0040 Village of Alden Bridge

This item was reviewed under the commercial summary list as presented by staff. The owner did not attend the meeting. It was moved by Bob Adams and seconded by Arthur Bredehoff to deny the storage shed as presented and require the owner revise and resubmit on the following conditions:

- Equipment is being kept outside on-site including ladders, pressure washer, workbench, chairs, hoses, etc. Materials, supplies, or equipment on a site must be kept inside a closed building or behind a suitable permanent structure per The Woodlands Commercial Planning & Design Standards.
- The existing storage shed installed on-site was recently approved by the DSC. The proposed second storage shed shall complement the existing storage shed by being the same design style, materials, and colors. Revise and resubmit shed specifications for the review of the plan committee or its designee.
- No vegetation is to be trimmed or removed for the placement of proposed storage shed.
- Shift the proposed storage shed to the curb to match the existing storage shed installation to avoid interference with the large caliper tree behind the storage shed.
- No structures are to be within the Forest Preserve. It was determined that the existing storage shed is not within the Forest Preserve so the proposed storage shed shall be positioned to remain out of the designated Forest Preserve.

No exterior permanent improvements or signage are approved at this time other than what has been previously approved by the review committee. Banners installed on monument sign must comply with committee's action and permit conditions.

The motion carried unanimously.

D. Consideration and action for the proposed playground.

Covenant United Methodist Church

8555 Creekside Green Drive

Lot 0496 Block 0509 Section 0386 Village of Creekside Park

This item was reviewed under the commercial summary list as presented by staff. The owner did not attend the meeting. It was moved by Bob Adams and seconded by Arthur Bredehoff to approve the playground on the following conditions:

- Ensure the color and finish of ADA half-ramp and rigid border match. Ensure rigid border anchor pins are properly installed and do not create a safety concern.
- Ensure engineered wood fiber surface material is properly installed for safety.
- Ensure the rigid barrier does not adversely impact surrounding drainage patterns.
- Proposed play structures are conditionally approved as submitted subject to proper installation in accordance with the manufacturer's installation guidelines.

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

E. Consideration and action to amend the shopping center criteria to allow vinyl graphics for business name and hours to be located on either the tenant entry door or storefront windows adjacent to the entry door.

Indian Springs at Woodlands LTD / Indian Springs Shopping Center

6777 Woodlands Parkway /10807 Kuykendahl Road / 10777 Kuykendahl Road

Lots 0500, 0511, 0512 Block 0592 Section 0060 Village of Indian Springs

This item was reviewed under the commercial summary list as presented by staff. The owner did not attend the meeting. It was moved by Bob Adams and seconded by Arthur Bredehoft to approve the revised shopping center criteria as noted below:

- Vinyl Window Graphics – added the language “To be located on the interior face of the tenant store front glass windows adjacent to entry doors or on the interior face of the primary entry door glass. Graphics are to be white vinyl die-cut.”
- Hours & Emergency Graphics - added the language “To be located on the interior face of the tenant store front glass windows adjacent to entry doors or on the interior face of the primary entry door glass. Graphics are to be white vinyl die-cut.”
- Owner address approved as submitted.

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

- F. Consideration and action for the proposed exterior remodel to include updated paint, stone veneer trim, awnings and canopy installation.

Wash Depot XXV, Inc. / Sparkling Image Car Wash / Mobil 1 Lube Express  
4420 South Panther Creek Pines  
Lot 0365 Block 0045 Section 0007 Village of Panther Creek

This item was reviewed under the commercial summary list as presented by staff. The owner did not attend the meeting. It was moved by Bob Adams and seconded by Arthur Bredehoft to approve the revised plans on the following condition:

- Installation must be in accordance with the Commercial Planning and Design Standards.

The motion carried unanimously.

- G. Variance request for proposed monument signs with uneven panel sizes.

Wash Depot XXV, Inc. / Sparkling Image Car Wash / Mobil 1 Lube Express  
4420 South Panther Creek Pines  
Lot 0365 Block 0045 Section 0007 Village of Panther Creek

This item was reviewed under the commercial summary list as presented by staff. The owner did not attend the meeting. It was moved by Bob Adams and seconded by Arthur Bredehoft to approve the revised plans on the following conditions:

- Permanent landscaped beds with concealed irrigation to be installed around each monument sign.

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

- H. Variance request for a proposed building sign that is not centered horizontally on the face of the building.

Wash Depot XXV, Inc. / Sparkling Image Car Wash  
4420 South Panther Creek Pines  
Lot 0365 Block 0045 Section 0007 Village of Panther Creek

This item was reviewed under the commercial summary list as presented by staff. The owner did not attend the meeting. It was moved by Bob Adams and seconded by Arthur Bredehoft to approve the revised plans as presented. The building sign must comply with the Commercial Planning and Design Standards. The motion carried unanimously.

- I. Variance request for a proposed building sign that is not centered horizontally on the face of the building.

Wash Depot XXV, Inc. / Mobil 1 Lube Express  
4420 South Panther Creek Pines  
Lot 0365 Block 0045 Section 0007 Village of Panther Creek

This item was reviewed under the commercial summary list as presented by staff. The owner did not attend the meeting. It was moved by Bob Adams and seconded by Arthur Bredehoft to approve the revised plans on the following conditions:

- Now Hiring Sign is removed from the ground and installed in accordance with the Commercial Planning and Design Standards.

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

- J. Variance request for the proposed sign package that includes a monument and building sign that do not match and returns that do comply with the shopping center criteria.

8800 Melrose LLC / CBD American Shaman

3759 FM 1488, Suite 450

Lot 1905 Block 0549 Section 0047 Village of Alden Bridge

This item was reviewed under the commercial summary list as presented by staff. The owner did not attend the meeting. It was moved by Bob Adams and seconded by Arthur Bredehoft to approve on the following conditions:

- Building sign returns shall be 4 inches deep per criteria, not 3 inches as submitted.
- Patch and repair façade to like new condition where previous signage has been removed, prior to new approved sign installation.
- The CBD American Shaman logo must be approved by landlord for use
- Monument sign and building sign should match per the criteria. A variance is approved for monument panel to omit the logo.
- Paint monument backer panel to match monument sign field color, conceal anchors.
- No other exterior signage is approved other than specifically submitted and approved within this written approval. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.

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

- K. Consideration and action for a proposed building sign.

Davis Holdings LP / Tumbleweeds & Notions

8021 Research Forest Drive, Suite C1

Lot 0920 Block 0257 Section 0047 Village of Alden Bridge

This item was reviewed under the commercial summary list as presented by staff. The owner did not attend the meeting. It was moved by Bob Adams and seconded by Arthur Bredehoft to approve the building sign as presented:

- Consider adjusting the vertical 6" spacing down to 4" spacing between "Tumbleweeds" and "& Notions". The style font/logotype for the building sign is difficult to read. Consider changing the building sign to a more legible style font.
- The façade shall be repaired to a like-new condition from any damage from previous building signs prior to the installation of the new sign.
- No other exterior signage is approved other than specifically submitted and approved within this written approval. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.

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

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

KM Marcel Crossing II LLC / Sterling Ridge Pool Supply Plus  
8000 McBeth Way, Suite 115  
Lot 0850, Block 0100, Section 0499 Village of Sterling Ridge

This item was reviewed under the commercial summary list as presented by staff. The owner did not attend the meeting. It was moved by Bob Adams and seconded by Arthur Bredehoft 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 to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Commercial Planning and Design 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.

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

KM Marcel Crossing II LLC / The Breakfast Place  
8000 McBeth Way, Suite 100  
Lot 0850, Block 0100, Section 0499 Village of Sterling Ridge

This item was reviewed under the commercial summary list as presented by staff. The owner did not attend the meeting. It was moved by Bob Adams and seconded by Arthur Bredehoft 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 to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Commercial Planning and Design 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.

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

Bank One National Association / Chase Bank  
3097 College Park Drive  
Lot 7110, Block 0599, Section 0999 Village of College Park

This item was reviewed under the commercial summary list as presented by staff. The owner did not attend the meeting. It was moved by Bob Adams and seconded by Arthur Bredehoft to approve the pursuit of legal action if not resolved by December 6<sup>th</sup> 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 to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Commercial Planning and Design 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.

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

Pinecroft Partners LP / Quizno's  
1440 Lake Woodlands Drive, Suite A  
Lot 8300, Block 0599, Section 0999 Village of Town Center

This item was reviewed under the commercial summary list as presented by staff. The owner did not attend the meeting. It was moved by Bob Adams and seconded by Arthur Bredehoft 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 to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Commercial Planning and Design 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.

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

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

Freeman and Margaret Shaheen

173 Grogan's Point Road

Lot 03, Block 02, Section 49 Village of Grogan's Mill

This item was reviewed under the residential summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Arthur Bredehoft 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 to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Commercial Planning and Design 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.

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

Joella B Tompkins

44 N High Oaks Circle

Lot 91, Block 04, Section 38 Village of Grogan's Mill

This item was reviewed under the residential summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Arthur Bredehoft 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 to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Commercial Planning and Design 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.

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

Darren Wayne Clifton

31 Maple Branch Street

Lot 11, Block 03, Section 25 Village of Grogan's Mill

This item was reviewed under the residential summary list as presented by staff. The homeowner did not

attend the meeting. It was moved by Arthur Bredehoft 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 to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Commercial Planning and Design 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.

4. Variance request for a proposed patio cover with fireplace and summer kitchen that does not respect the rear building setback.

Shahnoor Lalani

14 Burgandy Oaks Court

Lot 23, Block 02, Section 15 Village of Creekside Park West

This item was reviewed under the residential summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Arthur Bredehoft and seconded by Bala Iyer to conditionally approve the patio cover, fireplace and summer kitchen. Staff will review upon completion to determine if any additional evergreen screening (normally evergreen tree/shrubs at least 7' tall at time of planting) is required. No additional lighting is allowed without a separate permit. The project must meet code and pass inspections. The motion carried unanimously.

5. Variance request for a proposed basketball goal that does not respect the side easement.

Jason Clover

46 King Pine Court

Lot 15 Block 01 Section 56 Village of Alden Bridge

This item was reviewed under the residential summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Arthur Bredehoft and seconded by Bala Iyer to conditionally approve the basketball goal. Staff will review upon completion and determine if any evergreen trees/shrubs are needed to screen to adjacent neighbor. 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 carried unanimously.

6. Variance request for an existing detached gazebo encroaches upon the rear ten foot setback and easement.

Charles E. Helferich

15 Coachman Ridge Place

Lot 12 Block 01 Section 70 Village of Alden Bridge

This item was reviewed under the residential summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Arthur Bredehoft and seconded by Bala Iyer to conditionally approve the gazebo. It must meet Standards conditions, pass inspections and meet code. 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 carried unanimously.

7. Variance request for removal of a tree that does not meet the Standards requirements for removal.

Michael Braud

10 Mission Bend Place

Lot 42, Block 01, Section 18 Village of Indian Springs (TWA)

This item was reviewed under the residential summary list as presented by staff. The homeowner did not



attend the meeting. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve the tree removal on the condition that the homeowner plant and maintain one 30 gallon native tree. The motion carried unanimously.

8. Variance request for existing paving that does not respect the side five foot easement.

Jaime Nira

90 West Sandalbranch Circle

Lot 08 Block 01 Section 18 Village of Alden Bridge

This item was reviewed under the residential summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve the paving as submitted. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.

9. Variance request for an existing detached building that does not respect the side and rear easements and exceeds the maximum height allowed.

David Pali

39 Tranquil Glade Place

Lot 08, Block 03, Section 09 Village of Indian Springs (TWA)

This item was reviewed under the residential summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Arthur Bredehoft and seconded by Bala Iyer to disapprove the detached building and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the shed from the property or easement 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 carried unanimously.

10. Variance request for existing pool equipment that is located more than three feet into the side easement.

Ryan Villarreal

107 Gildwood Place

Lot 35, Block 01, Section 13 Village of Creekside Park West

This item was reviewed under the residential summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve the current pool equipment location. The homeowner must maintain the existing evergreen vegetation to screen. 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 carried unanimously.

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

Scott Fernandez

19 West Lasting Spring Circle

Lot 17, Block 02, Section 08 Village of Creekside Park

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

12. Variance request for an existing fence that has the unfinished side facing outward toward a tract of land.

Adam Robert Innerst

15 Gabled Pines Place

Lot 27 Block 01 Section 45 Village of Alden Bridge

This item was reviewed under the residential summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve as submitted with the condition that the fence must meet code and pass inspections. The motion carried unanimously.

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

Lee J Bentch

38 Westwinds Circle

Lot 35, Block 1, Section 67 Village of Alden Bridge

This item was reviewed under the residential summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Arthur Bredehoft and seconded by Bala Iyer 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 removing animal waste from the lot and by placing or keeping no more than two customary household pets outside of the home at one time) 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 carried unanimously.

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

Joseph P & Pamela Conrad

92 West Sandalbranch Circle

Lot 7, Block 1, Section 18 Village of Alden Bridge

This item was reviewed under the residential summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Arthur Bredehoft and seconded by Bala Iyer 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 submitting an application and obtaining approval for fence replacement) 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 carried unanimously.

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

Ashley Crum

27 Quillwood Place

Lot 9, Block 1, Section 93 Village of Sterling Ridge

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

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

Yuming Jiang

23 Alden Glen Drive

Lot 6, Block 1, Section 20 Village of Alden Bridge

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer 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 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 carried unanimously.

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

Samuel P McBirney

23 Rosewater Place

Lot 4, Block 2, Section 9 Village of Indian Springs (TWA)

This item was resolved prior to the meeting.

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

Jason L & Deborah Montagne

15 Bonnaire Drive

Lot 28, Block 2, Section 7 Village of Alden Bridge

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

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

Elizabeth Victoria Philips

14 Belcarra Place

Lot 36, Block 3, Section 58 Village of Alden Bridge

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

20. Consideration and action regarding a Covenant violation and possible variance request for not meeting the 40% requirement for non-grass area in the front yard.

Burton H Rowden

35 Ginger Springs Pl

Lot 20, Block 01, Section 10 Village 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. It was moved by Arthur Bredehoft and seconded by Walter Lisiewski to require the homeowner to work with staff to increase the amount of non-grass area by either developing a planting bed around the trees on the right side of the property or expanding the front beds toward the street and to the sides. The motion carried unanimously.

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

Jeffrey G & Cynthia D Morris

2 South Vesper Bend Circle

Lot 81, Block 2, Section 29 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 Arthur Bredehoft and seconded by Walter Lisiewski to allow a 45 day extension to cure the violation. If the violation has not been cured by then, pursuit of legal action is approved. The Committee authorizes 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 repainting sections of dwelling that are faded, must match the rest of the house or repaint entire house - permit required for both options) 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 carried unanimously.

22. Consideration and action regarding a short-term rental application.

Ding Chen

90 Prairie Dawn Circle

Lot 18 Block 2, Section 6 Village of Harper's Landing at College Park

This item was withdrawn by the homeowner prior to the meeting.

23. Variance request for existing driveway that exceeds the width allowed and paving/walkway that does not

respect the side five foot easement and is not located at least one foot from the property line. Additionally, the hard surface area exceeds the maximum allowed.

William Cheek

34 Silver Maple Drive

Lot 05 Block 01, Section 03 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 Arthur Bredehoft to conditionally approved the driveway widening. The homeowner must remove the extra flagstone paving for the 4<sup>th</sup> car parking spot within 60 days. The homeowner must also bring the large rock bollards into compliance (they cannot be more than 1 foot in height). The motion carried unanimously.

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

Jerod Davenport

2 East Cottage Green Street

Lot 01 Block 04 Section 35 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. Randy Schulze, Alden Bridge Residential Design Review Committee Chair, was present and addressed the Committee. It was moved by Walter Lisiewski and seconded by Bala Iyer to conditionally approve the driveway extension up to the outer window frame of the house. The tree is not approved for removal. The motion carried unanimously.

IX. Public Comments

There were no public comments.

X. Member Comments

XI. Staff Reports

There were no staff reports.

XII. Adjourn

Chair Walter Lisiewski asked for a motion to adjourn the meeting. Arthur Bredehoft made the motion and Bala Iyer seconded. The motion passed unanimously and the meeting was adjourned at 6:35 p.m.

DEVELOPMENT STANDARDS COMMITTEE MEETING OF 11/20/19

NAME (PLEASE PRINT)	REPRESENTATIVE (OWNER, REPRESENTATIVE, NEIGHBOR, OR CONTRACTOR)	AGENDA ITEM NUMBER
Bill Cheek	Owner	23
Denny / chris	Manager	F
Sedrick Brown	Owner	D
Randy Schulze	AB RDRC	Observer
Kirk Mowc	TRUSTEE	D
Angela Rowden	Owner	
<del>Chris Smith</del>	<del>Marguire Pauls - Architect</del>	19