

**Village of Sterling Ridge
Residential Design Review Committee
Regular Meeting
September 2, 2010
The Woodlands Township Service Center at 4:00 P.M.
2201 Lake Woodlands Drive**

Members Present: John Nanninga, Doris Wootton, Jay Procter, George Ushiroda, and Kim Vest

Staff Present: Michelle Betcher, Jill Barnes, Neslihan Tesno

Public Present: Rajani Potu

Minutes

- A. Welcome/call to order
John Nanninga called the meeting to order at 4:00p.m
- B. Public Comments (3 minutes)
There were no public comments.
- C. Approve Minutes of August 5, 2010
The minutes of the August 5, 2010 were read and approved as submitted. Kim Vest motioned to approve the minutes, Jay Procter seconded the motion. The motion carried.
- D. Review and Disposition of the applications on the Review List for September 2, 2010, attached "Exhibit A"
The applications Review List was reviewed and acted upon.
- E. Report on One Step/Summary Approval List for September 2, 2010
The One Step/Summary Approval List was received as presented. Kim Vest motioned to approve the list as submitted. George Ushiroda seconded the motion. The motion carried.
- F. Committee Members Review, Consideration and Action of the Bylaws
The Sterling Ridge RDRC Bylaws were distributed by John Nanninga. Mr. Nanninga also distributed Changes for Consideration to the Bylaws of the RDRC, Village of Sterling Ridge, The Woodlands Township.

He requested that the RDRC members review the proposed changes that were previously submitted including:

- 1. Preamble - Correct Terminology
- 2. Article One- Correct Terminology
- 3. Article Four- Correct Duplication and Limited Application of Open Meeting Act
- 4. Article Five - Standardize "Name of Ballots" With Other Woodlands and Township Entities
- 5. Article Seven- Provide for Origination, Direction, Balance and Approval through Levels of Governance

John Nanninga stated that he believes all of the RDRCs should operate the same way but not necessarily have the same bylaws. Nes Tesno informed the committee that the current Bylaws –those being discussed in this meeting – had just been approved recently by the RDRCs and have been signed by all other RDRCs.

Kim Vest made a motion to defer taking Action on f the Bylaws until the next meeting. Doris Wooten seconded the motion. The motion carried.

- G. Consideration and action concerning the absence of any committee member.
There were no Committee Member absences.
- H. Discussion of Fish Pond Project at 170 Vesper Bend.
Project and current status were reviewed.
- I. Discussion regarding mediation.
John Nanninga inquired as to the use of mediation within the Covenant Administration Department. Nes Tesno explained our county resource – the Dispute Resolution Center – is the entity we recommend to residents. Michelle Betcher suggested that should he wish to pursue formalizing a Mediation Process or Mediation Committee that The Woodlands Township Board of Directors is the group to which he should he present his recommendations.
- J. Discussion of need for standard regarding standard for patio homes with zero lot lines prohibiting the planting of vegetation closer than 2' from the adjacent property.
John Nanninga suggested a new standard for homes with zero lot lines which prohibits the planting of vegetation closer than 2' from the adjacent property. Michelle Betcher recommended that requests for changes to our standards be addressed in the Public Comments section of the Development Standards Committee Meeting.
- K. Discussion of easement reviews for pool applications.
John Nanninga suggested a new standard for easement reviews for pool applications. Michelle Betcher recommended that requests for changes to our standards be addressed in the Public Comments section of the Development Standards Committee Meeting.

L. Committee Member Comments (3 minutes)

John Nanninga stated he would like to have shorter meetings. RDRC Members agreed to consider ways to be more cognizant of time when discussing each property application. Kim Vest stated that she felt the information presented by staff was appropriate. Jay Procter suggested imposing a time limit on the discussion of each property.

George Ushiroda inquired as to the frequency of Standards updates. Nes Tesno informed the committee that the last standards were issued in 2006. She also stated that a new set of standards was currently in final draft and being reviewed by the Township Attorney. While unsure of a release date, we anticipate final approval of the new Standards in the near future.

M. Staff Comments (3 minutes)

There were no staff comments.

N. Adjournment

There being no other business, Doris Wootten made the motion to adjourn the meeting at 6:43 p.m., Jay Proctor seconded and the motion carried.

**Exhibit A - Village of Sterling Ridge
Residential Design Review Committee
Application Review List
September 2, 2010**

	Applications Reviewed	Owner Name	Property Address	Sec	Block	Lot	Committee Action
1	Sunroom and related improvements	CARMEN L PICONE	102 FLEDGLING PATH	0009	0001	0020	Approve with Conditions
2	Fountain and related improvements	RAJANI POTU	15 W OLD STERLING	0003	0002	00027	Approve
3	Palapa and related improvements	BRAD SHOEMAKER	22 MONTFAIR BLVD	0068	0001	0048	Disapprove
4	Patio Cover and related improvements	MICHAEL A STARZYK	27 FILIGREE PINES PL	0007	0001	0043	Approve with Conditions
5	Walkway and related improvements	MICHAEL A STARZYK	27 FILIGREE PINES PL	0007	0001	0043	Disapprove
6	Swing set with fort and related improvements	JOSEPH P GLOWACKI	43 PLAYER VISTA PL	0084	0001	0024	Disapprove
7	Summer Kitchen and related improvements	RANDALL D HOLT	6 SERENADE PINES PL	0027	0001	0006	Disapprove
8	Fountain and related improvements	RANDALL D HOLT	6 SERENADE PINES PL	0027	0001	0006	Disapprove
9	Arbor and related improvements	RANDALL D HOLT	6 SERENADE PINES PL	0027	0001	0006	Disapprove
10	Walkway and related improvements	RANDALL D HOLT	6 SERENADE PINES PL	0027	0001	0006	Disapprove
11	Pool slide and related improvements	WILLIAM J BRAUN	67 NOCTURNE WOODS PL	0044	0001	0017-	Approve with Conditions
12	Tree removal and related improvements	LIANG YONG JIN	70 PANTERRA WAY	0074	0001	0039	Withdrawn
13	Home Business and related improvements	RICHARD L KOWALSKI	85 N FRONTERA CIR	0061	0002	0011	Approve with Conditions
14	Home Business and related improvements	KENNETH C RYAN	87 S VESPER BEND CIR	0030	0002	0026	Approve with Conditions