

**Development Standards Committee
October 4th, 2023, at 5:00 p.m.
The Woodlands Township
2801 Technology Forest Boulevard
The Woodlands, TX 77381
MINUTES**

Members Present: Walt Lisiewski, John Anderson, Arthur Bredehoft, Jim McDaniell, & Dan Kolkhorst

Staff Present: Neslihan Tesno, Kim McKenna, Delilah Campos, Marcy Shaw, Rick Wolforth Bret Strong, Peter Falivene

I. Welcome/Call Meeting to Order.

The meeting was called to order by Walt Lisiewski at 5:00 p.m. and a quorum was declared.

II. Pledge of Allegiance.

III. Receive, consider, and act upon adoption of the meeting agenda.

There was a motion to adopt the meeting agenda by Arthur Bredehoft with a second by Walt Lisiewski. The motion carried unanimously.

IV. Public Comment.

There were no public comments.

V. Consideration and action regarding the minutes of the meeting September 6, 2023.

A motion to approve the minutes was moved by Arthur Bredehoft seconded by John Anderson. The motion carried unanimously.

VI. Consideration and Action of the items recommended for Summary Action.

Staff presented the Commercial Summary list. The commercial summary list consisted of items A, B, E & F. It was moved by John Anderson and seconded by Dan Kolkhorst to approve the Commercial Summary List as presented. The motion carried unanimously.

Staff presented the Residential Summary List consisting of Items 2-9, 11-19 & 25-26. Items 10 & 20 were resolved prior to the meeting. It was moved by Arthur Bredehoft and seconded by Walt Lisiewski to approve the Residential Summary List as presented. The motion carried unanimously.

VII. 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 5:06 p.m.

VIII. Reconvene in Public Session.

The Committee reconvened in Public Session at 5:43 p.m.

IX. Consideration and action of the Short Term Rental Administrative Policies and Standards.

After a discussion on revocation of Short-Term Rental policies regarding revocation of a short term rental, it was moved by Arthur Bredehoft and seconded by John Anderson, that based upon the same property owner, heir or affiliation to that owner, the revocation process is as follows:

- 6 months for the first infraction from the date of the Development Standards Committee action
- 12 months for the second infraction from the date of the Development Standards Committee action
- Complete revocation for the third infraction.

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

- A. Variance request for proposed building lighting that includes foot candle measurements that exceed the maximum levels allowed at the property lines.

Cigars International Texas LLC / Cigars International

16580 Interstate Highway 45 South

Lot 9406 Block 0390 Section 2000 Village of College Park

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anderson and seconded by Dan Kolkhorst to table the item to a future meeting. The motion carried unanimously.

- B. Variance request for the proposed temporary window graphics that advertise a new business and exceed the maximum size and time allowed for display.

US Regency Alden Bridge LLC / Pure Green

8000 Research Forest Drive, Suite 155

Lot 0400 Block 0257 Section 0047 Village of Alden Bridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anderson and seconded by Dan Kolkhorst to approve the revised plans on the following conditions:

- Graphics are approved for 30 days following installation. If additional time is required, the applicant must request a time extension.
- No other improvements are approved at this time. All improvements and signage must be submitted for review and action by the Committee or its designee prior to fabrication and installation.
- Must comply with the Commercial Planning and Design Standards.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

- C. Consideration and action to amend the Initial Land Use Designation.

Montgomery County / South County Community Center

2235 Lake Robbins Drive

Lot 0295 Block 0547 Section 0999 Village of Town Center

This item was heard by the full committee. The committee reviewed the proposals, considered the locations, existing and proposed conditions and the Commercial Planning and Design Standards. Following deliberation, it was moved by John Anderson and seconded by Arthur Bredehoft to approve the requested changes as presented based on the following modifications:

On page one of the First Amendment to the ILUD, modify the acreage number to 2.6415 as shown below to match the language from the original document (ILUD):

COUNTY is the owner of that certain tract of parcel of land containing 2.6515 2.6415 acres located in The Woodlands, Montgomery County, Texas, and described on Exhibit "A" attached to the ILUD, as defined below (hereinafter referred to as the "Property").

Additionally, the committee clarified the requirement to be listed on any amended land use designation for review and approval of future amendments. If you have any questions or need additional information, please contact me at (281) 210-3856.

The motion carried. Dan Kolkhorst abstained.

- D. Consideration and action to amend the Initial Land Use Designation.

Montgomery County / Montgomery County Library - South Branch

2102 Lake Robbins Drive/ 2101 Lake Robbins Drive

Lot 0295 Block 0599 Section 0999 Village of Town Center

This item was heard by the full committee. The committee reviewed the proposals, considered the locations, existing and proposed conditions and the Commercial Planning and Design Standards. Following deliberation, it was moved by John Anderson and seconded by Arthur Bredehoft to approve the requested changes as presented based on the following modifications:

On page one of the First Amendment to the ILUD, remove the wording “general office use” from the ILUD description as shown below to match language from original document (ILUD):

PUBLIC/INSTITUTIONAL. Woodlands, for itself, its successors and assigns, covenants and agrees that the Property shall be used solely and exclusively for the construction and operation thereon of facilities for general office use; governmental agencies and operations; libraries; and other municipal buildings.

Additionally, the committee clarified the requirement to be listed on any amended land use designation for review and approval of future amendments. If you have any questions or need additional information, please contact me at (281) 210-3856.

The motion carried. Dan Kolkhorst abstained.

E. Consideration and action for the proposed patio furniture and planters.

20 & 25 Waterway Holdings LLC / Dessert Gallery

25 Waterway Avenue, Suite A-125

Lot 2630 Block 0599 Section 0999 Village of Town Center

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anderson and seconded by Dan Kolkhorst to approve on the following conditions:

- Patio tables and chairs are not to have any signage or product advertising.
- Planter paint is to be installed according to manufacturer’s guidelines.
- Planters shall have plantings native to the area and from The Woodlands approved plant list per the standards.
- No other improvements are approved at this time. All improvements and signage must be submitted for review and action by the Committee or its designee prior to fabrication and installation.
- Must comply with the Commercial Planning and Design Standards.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

F. Consideration and action for the proposed installation of two rooftop HVAC units.

20 & 25 Waterway Holdings LLC / Charles Schwab

1599 Lake Robbins Drive, Suite 150B

Lot 2635 Block 0599 Section 0999 Village of Town Center

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anderson and seconded by Dan Kolkhorst to approve on the following conditions:

- HVAC units are not to be visible from public view.
- New HVAC units shall use existing curbs when available; however, curb adapters may be required.
- New HVAC curb, VAV boxes, and sound attenuation boxes to be installed at new unit locations. Sound attenuation boxes are to be utilized for sound output control.
- Per the standards, the sound output of the units at the property line shall not exceed 65 dB.
- No other improvements are approved at this time. All improvements and signage must be submitted for review and action by the Committee or its designee prior to fabrication and installation.
- Must comply with the Commercial Planning and Design Standards.

- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

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

1. Consideration and action for the proposed preliminary new home construction.

Allan Lea Barr and Melissa Bond

21 S Doe Run Drive

Lot 05, Block 01, Section 16 Village of Grogan's Mill

This item was heard by the full committee. The committee deliberated regarding the proposed improvement, impact to adjacent properties and the applicable Residential Development Standards. It was then moved by Walt Lisiewski and seconded by Jim McDaniell to approve the preliminary submission and require the owner submit final applications in accordance with the Standards. At the time of submission for final, the owner must submit the following:

- Submit a comprehensive final application that includes, a complete set of sealed drawings in accordance with these Standards. A complete application must be submitted for all improvements proposed including all final sealed Architectural plans and all final sealed Structural plans.
- Artist renderings and/or a sample board identifying all material and colors proposed.
- A site plan, noting setbacks and easements.
- A property survey identifying all trees on the lot. Tree Survey should specify their type, size and species and should clarify ones proposed for removal and ones that are to remain on the lot. This is required for all trees greater than six inches in diameter as measured two feet above grade.
- A comprehensive landscape plan in accordance with the Standards, that also includes native evergreen trees for any trees that will be required for removal and defines the type, size and number. Proposed landscaping should be consistent with the Standards and focus vegetation to soften the view from adjoining property owners, the view from the street and to provide reforestation.
- Be advised any future improvement (fence, pool etc.) must include an application be submitted in advance for review and approval.
- A comprehensive drainage plan in accordance with the Standards. Drainage plans must be comprehensive site plans that define the overall site and any site topography. Drainage plans should show any natural change in grade and define the direction the water flows onto and off of the property. Drainage plans should include any specifications for drainage swales, piping, catch basins and drain outlets. Drainage plans may be required to be sealed by a licensed landscape architect registered with the State or sealed by a licensed engineer registered with the Texas Board of Professional Engineers
- A construction timeline in accordance with the Standards. Request for additional time must be reviewed for approval. A construction timeline must include each improvement on the new home construction application and the date of completion specified for each improvement. Construction timelines should not exceed one year from the date of commencement.
- Landscape plans must 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 focus should be on vegetation between the lots and to the front to soften the view. The Plan Review Committee or their designee will review landscaping during and after construction to determine if any additional plantings are required for the purposes of softening, screening and reforestation.

The motion carried unanimously.

2. Variance request for a proposed patio cover with summer kitchen & fireplace that does not respect the 25 foot rear setback and the side 7' setback.

Jason W Piefer

11 Julian Woods Place

Lot 24, Block 01, Section 20 Village of Indian Springs (TWA)

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski to conditionally approve as follows: Standard conditions, must meet code and pass all inspections. Plant and maintain evergreen trees/shrubs at least 7' tall at time of planting to screen. Staff to review upon completion to determine if any screening needed. 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. Access area must be restored to original condition. All conditions must be met within 120 days of approval. Failure to meet requirements and conditions of approval may result in forfeiture of the Compliance Deposit. No lights on ceiling fans. All other lights must be shielded or directed down. If TV is installed no additional speakers and tv screen must not be directed at adjacent properties. The motion carried unanimously.

3. Variance request for an existing trellis that exceeds the maximum height allowed.

Tim Dalton

194 South Thatcher Bend Circle

Lot 08, Block 01, Section 36 Village of Creekside Park

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski to approve as submitted – the trellis is not to exceed 9'9" in height, and the owner must maintain evergreen vines on the trellis. Please contact Harris County for any additional permitting requirements. The motion carried unanimously.

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

Charles D Johnson

75 East Fairbranch Circle

Lot 10 Block 02 Section 44 Village of Alden Bridge

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski to conditionally approve the maximum fence height of 7ft. The fence must meet code and pass inspections. All conditions must be met within 120 days of approval. Failure to meet requirements and conditions of approval may result in forfeiture of the Compliance Deposit. The motion carried unanimously.

5. Consideration and action for a Short Term Rental.

Jonathan Igartua – Greenrock Texas LLC

2 Bayou Springs Court

Lot 21, Block 01, Section 24 Village of Alden Bridge

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski to approve the Short-Term Rental on the condition that the owner & other designees must sign the Short-Term Rental Maintenance and User Agreement, pay compliance deposit, submit insurance certificate, and must provide a secondary responsible party when the primary responsible party is absent. Owner must also comply with all the Short-Term Rental regulations per Section 3.7 of The Woodlands Residential Development Standards. This approval is valid for a period not to exceed one year. Owner must reapply by October 2024. Short Term Rental application may be revoked at any time for failure to comply with the conditions of approval, as a result of impact or at the discretion of the Development Standards Committee. Property must be maintained per the Covenants and Standards. The motion carried unanimously.

6. Consideration and action for a Short Term Rental.

Carlos Gonzalez Maynez

7 Arrowfeather Place

Lot 21, Block 03, Section 14 Village of Creekside Park

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski to approve the Short-Term Rental on the condition that the owner & other designees must sign the Short-Term Rental Maintenance and User Agreement, pay compliance deposit, submit insurance certificate, and must provide a secondary responsible party when the primary responsible party is

absent. Owner must also comply with all the Short-Term Rental regulations per Section 3.7 of The Woodlands Residential Development Standards. This approval is valid for a period not to exceed one year. Owner must reapply by October 2024. Short Term Rental application may be revoked at any time for failure to comply with the conditions of approval, as a result of impact or at the discretion of the Development Standards Committee. Property must be maintained per the Covenants and Standards. The motion carried unanimously.

7. Consideration and action for a Short Term Rental.

Alher Properties – Humberto Alcocer

14 Pleasant Point Place

Lot 49, Block 01, Section 08 Village of Creekside Park

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski to approve the Short-Term Rental on the condition that the owner & other designees must sign the Short-Term Rental Maintenance and User Agreement, pay compliance deposit, submit insurance certificate, and must provide a secondary responsible party when the primary responsible party is absent. Owner must also comply with all the Short-Term Rental regulations per Section 3.7 of The Woodlands Residential Development Standards. This approval is valid for a period not to exceed one year. Owner must reapply by October 2024. Short Term Rental application may be revoked at any time for failure to comply with the conditions of approval, as a result of impact or at the discretion of the Development Standards Committee. Property must be maintained per the Covenants and Standards. The motion carried unanimously.

8. Consideration and action for a Short Term Rental.

Oscar Barragan – Princesa Investments

10 Craven Park Court

Lot 34, Block 02, Section 93 Village of Sterling Ridge

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski to approve the Short-Term Rental on the condition that the owner & other designees must sign the Short-Term Rental Maintenance and User Agreement, pay compliance deposit, submit insurance certificate and must provide a secondary responsible party when the primary responsible party is absent. Owner must also comply with all the Short-Term Rental regulations per Section 3.7 of The Woodlands Residential Development Standards. This approval is valid for a period not to exceed one year. Owner must reapply by October 2024. Short Term Rental application may be revoked at any time for failure to comply with the conditions of approval, as a result of impact or at the discretion of the Development Standards Committee. Property must be maintained per the Covenants and Standards. The motion carried unanimously.

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

Cabernet 16 LLC

16 Hyacinth Blossom Court

Lot 8, Block 3, Section 37 Village of Creekside Park West

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski 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 the summer kitchen & artificial ground cover and by submitting a passing final inspection for the swimming pool and pergola)** 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.

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

Jose A & Deborah A Concepcion

30 Canoe Bend Court
Lot 35, Block 1, Section 24 Village of Creekside Park
RESOLVED PRIOR TO MEETING

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

Rafael Perez Cuellar & Verderi Fernanda
67 Caprice Bend Place

Lot 17, Block 1, Section 12 Village of Creekside Park West

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski 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 a passing final inspection for the solar panel, patio cover, outdoor bath, and summer kitchen, by screening with evergreen vegetation at 6 tall at time of planting and by submitting a revised application to reflect revision to solar panels) 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.

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

Julio C Fernandez

74 North Misty Canyon Place

Lot 71, Block 2, Section 4 Village of Harper's Landing at College Park

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski 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 violations (by resubmitting new design and obtaining approval for the front door) 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.

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

Jorge Araige Hamdan & Laura Acedo Perez Rulfo
39 West Sage Creek Place

Lot 5, Block 2, Section 51 Village of Sterling Ridge

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski 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 weeds from all flowerbeds, by removing mold from the exterior of the home, by removing debris or stored material from sight and by submitting an application and obtaining approval for color change to the front door) 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 proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Calvin K Huang & Sujun Guan
119 West Crystal Canyon Court

Lot 63, Block 1, Section 1 Village of Creekside Park

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski 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 a passing final inspection for the pool barrier fence) 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 proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Leo C & Lisa J Kosieja
14 Long Springs Place

Lot 18, Block 3, Section 34 Village of Alden Bridge

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski 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 violations (by submitting an application and obtaining approval for the 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.

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

David Lau

19 North Spinning Wheel Circle

Lot 5, Block 1, Section 56 Village of Sterling Ridge

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski 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 recycle cart from 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 proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Magdalene C Coursey Revocable Trust
22 North Star Ridge Circle

Lot 43, Block 2, Section 51 Village of Sterling Ridge

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski 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 violations (by submitting an application and obtaining approval for the patio structure/cover in the backyard) 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.

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

Evandro Massao Miasato & Cassia Czadoz

50 West Wolf Cabin Court

Lot 19, Block 5, Section 14 Village of Creekside Park

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski 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 artificial foliage from public view or submitting an application and obtaining approval) 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 proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Abdul R & Aisha Syed

190 Bloomhill Place

Lot 2, Block 2, Section 89 Village of Sterling Ridge

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski 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 weeding driveway joints, by removing, removing dead tree(s) and vegetation, and by repainting peeling shutters which will 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 carried unanimously.

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

Keith & Sandra Winters

82 Lake Reverie Place

Lot 21, Block 1, Section 17 Village of Creekside Park West

RESOLVER PRIOR TO MEETING

21. Request for a rehearing for a Short-Term Rental that was previously revoked by the Development Standards Committee on August 2, 2023.

Ianco Asaf

43 West Knightsbridge Drive

Lot 14, Block 02, Section 02 Village of Harpers Landing at College Park

This item was heard by the full Committee. The staff provided the Committee with a presentation. It was moved by Arthur Bredehoft and seconded by Walt Lisiewski to deny the rehearing as presented. The motion carried unanimously.

22. Consideration and action regarding an Appeal request by an affected neighbor regarding an approval of an aboveground pool at 94 East Greywing Court.

Gabriel P Hernandez

94 East Greywing Court

Lot 14, Block 4, Section 06 Village of Alden Bridge

Neighbor appealing:

Martin John Hogan

14 Owls Cove Place

Lot 16, Block 4, Section 6 Village of Alden Bridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski to reaffirm the staff action to approve the above ground pool with conditions and denied the appeal request as presented. The motion carried unanimously.

23. Variance request for a proposed fence that will exceed the maximum height allowed and the fence design between lots may not comply with the Development Criteria for Section 54 of Alden Bridge.

Jose Luis Algibez Alonso

14 Clovergate Circle

Lot 27 Block 01 Section 54 Village of Alden Bridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski to deny the request as submitted and recommended the owner revise and resubmit their fence application to meet Standards. The motion carried unanimously.

24. Variance request for a proposed color change that may not be architecturally compatible with the neighborhood character.

David Weisoly

3 Woodborough Way

Lot 01, Block 03, Section 34 Village of Creekside Park

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski to Table, and requested that the owner to paint a window (trim) and the siding with proposed colors. Staff to review and bring back to Residential Design Review Committee. The motion carried unanimously.

25. Variance request for a proposed detached building that exceeds the allowable maximum height and has a corrugated roof.

Tuan Hoang

42 Lufberry Place

Lot 25, Block 01, Section 12 Village of Creekside Park West

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski to conditionally approve Option 2 with 9' maximum height. Add Trim to screen corrugated edge of roof or install approvable roof. Plant and maintain evergreen trees/shrubs at least 7' tall at time of planting to screen/soften view to left & rear adjacent properties. Staff to review upon completion to determine if sufficient screening. The motion carried unanimously.

26. Variance request for a proposed patio cover that does not respect the rear 20 foot setback and exceeds the maximum hard surface area allowed.
Jose A Sandoval
62 East Sundance Circle
Lot 16 Block 04 Section 59 Village of Alden Bridge
This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski to Conditionally approve. Submit final sealed plans, documents, and any other required documents per the Standards. Standard conditions must meet code and pass all inspections. Plant and maintain evergreen trees/shrubs at least 7' tall at time of planting to soften view to rear. Staff to review upon completion to determine if any screening needed. The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off a neighboring tract and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Access area must be restored to original condition. All conditions must be met within 120 days of approval. Failure to meet requirements and conditions of approval may result in forfeiture of the Compliance Deposit. No lights on ceiling fans. All other lights must be shielded or directed down. If TV is installed no additional speakers and tv screen must not be directed at adjacent properties. The motion carried unanimously.
27. Variance request for a proposed patio cover with fireplace & summer kitchen that does not respect the rear 30 foot setback and exceeds the maximum hard surface area allowed.
Joshua Frank
62 Thistle Wind Court
Lot 06, Block 02, Section 15 Village of Indian Springs (TWA)
This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski to Disapprove as submitted and recommended the owner revise and resubmit with decreased size & height, to consider a rear and side wall and to work with staff. The motion carried unanimously.
28. Request for variance for room addition and detached structures that exceed the maximum living area allowed per the Criteria and ILUD.
Pedro Rodriguez
18 South Wheatleigh Drive
Lot 46, 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. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski to Deny as presented. The committee recommended the owner redesign and consider changing the roof style to match or be compatible with the architecture of the home, relocate the additions away from along the side property lines, and match the eave fascia & window trim of dwelling. The Committee is agreeable with the living area overage. The motion carried unanimously.
29. Variance request for existing artificial foliage attached to a fence and visible to the street & adjacent properties.
Thomas Francis Myatt Jr
94 South Warbler Bend Circle
Lot 01, Block 01, Section 02 Village of Sterling Ridge
This item was heard by the full Committee. The staff provided the Committee with a presentation. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski to table for committee to complete a site visit. The motion carried unanimously.
30. Variance request for existing artificial foliage attached to a fence and visible to the street & adjacent properties.
Ositha Lunn
6 Little Falls Place
Lot 35, Block 01, Section 05, 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. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski to disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the artificial vegetation screening 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 artificial vegetation screening is in disrepair whichever comes first. The memorandum will be recorded with the courthouse and binding on the land. Additionally, maintain in good repair. The motion carried unanimously.

- XII. Consideration and action regarding the dates for a Development Standards Committee Workshop and for a Joint Meeting of the Development Standards Committee and the Residential Design Review Committees.**
The committee agreed on October 27th, 2023 at 8:00 AM to have a Development Standards Committee Workshop and October 25th, 2023 to have the Joint Meeting of the Development Standards Committee and the Residential Design Review Committee meeting. Jim McDaniel requested that the committee register comments to discuss at the workshop.
- XIII. Consideration and action regarding the Residential and Commercial Planning and Design Standards and/or any promulgated rules for interim actions during emergency situations.**
Walt Lisiewski suggested the committee consider rescinding the extended allowance to fulfill replant requirements since we are no longer in a drought.

Arthur Bredehoft suggested keeping replant allowances until the end of the year.
- XIV. Consideration of items to be placed on the agenda for next month's meeting.**
The committee agreed that artificial foliage on wrought iron fences should be placed on a future workshop agenda for consideration.
- XV. Member Comments**
John Anderson clarified the Residential Development Standards state that criteria should be met and referred to for architectural changes especially in Liberty Branch.
- XVI. Staff Reports and Comments**
There were no staff comments.
- XVII. Adjourn**
Chairman Walt Lisiewski requested a motion to adjourn. It was then motioned by John Anderson and seconded by Arthur Bredehoft to adjourn the meeting at 8:07p.m. The motion carried unanimously.