

Development Standards Committee
March 6th, 2024, 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, John Anthony Brown, Bob Adams, & Mary Funderburg**

Staff Present: **Neslihan Tesno, Kim McKenna, Delilah Campos, Bret Strong & Peter Falivene**

I. Welcome.

II. Pledge of Allegiance.

III. Call Meeting to Order.

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

IV. 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 Bob Adams. The motion carried unanimously.

V. Public Comment.

There were no public Comments.

VI. Consideration and action regarding the minutes of the meeting of February 7, 2024.

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

VII. Consideration and Action of items recommended for Summary Action.

These items were reviewed by the committee. The lists consisted of Commercial item B-E. Items F-L were withdrawn. It was then moved by Bob Adams and seconded by John Anderson to approve the commercial summary list as presented by staff. The motion carried unanimously.

Staff presented the Residential Summary List consisting of Items 1-15 and Agenda Item XII. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the Residential Summary List as presented. The motion carried unanimously.

VIII. 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.

IX. Reconvene in Public Session.

The Committee reconvened in Public Session at 5:32 p.m.

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

A. Consideration and action regarding the approved rehearing of the illuminated cabinet logo sign.

Centro NP Holdings 12 SPE LLC / Tesla

9420 College Park Drive, Suite 1

Lot 0500 Block 0492 Section 0046 Village of Alden Bridge

This item was heard by the full committee. A representative for the item was present and addressed the

committee. The committee reviewed the request, considered the prior committee action, the information provided by the representatives and the Commercial Planning and Design Standards. It was then moved by Bob Adams and seconded by John Anderson to deny the request as presented and required the owner revise and resubmit on the following conditions:

- Allow a sign in the proposed location with a modified design that does not include a cabinet sign design.
 - Future proposals may include a red backer panel with an illuminated logo, in a channel cut and/or halo lit design.
- Applicant can work with The Woodlands Township Staff on a proposed submission.

The motion carried unanimously.

B. Consideration and action for two different types of charging stations and signage.

Centro NP Holdings 12 SPE LLC / Tesla

9420 College Park Drive, Suite 1

Lot 0500 Block 0492 Section 0046 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 Bob Adams to approve the charging stations and signage on the following conditions:

- The applicant may choose the logo or text "Tesla" and shall place it at the top of the sign.
- No other exterior signage is approved other than specifically submitted and approved within this written approval or previously approved. All exterior signage must be submitted for review and written Committee approval 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. Variance request for the proposed designated parking signs that do not comply with the criteria.

Centro NP Holdings 12 SPE LLC / Tesla

9420 College Park Drive, Suite 1

Lot 0500 Block 0492 Section 0046 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 Bob Adams to approve on the following conditions:

- A variance is approved to have one (1) business name or logo on the reserved parking signs but not two (2). The applicant may choose the logo or text "Tesla" and shall place it at the top of the sign.
- "Customer Parking" signs to be mounted to 3" square tubing painted dark grey or black to match the back of the sign painted color.
- No other exterior signage is approved other than specifically submitted and approved within this written approval or previously approved. All exterior signage must be submitted for review and written Committee approval 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.

D. Variance request for the proposed building sign that does comply with the building sign criteria regarding sign material and location.

AF4 Woodlands LLC/ EKU Power Drives Inc.

2407 Timberloch Place, Suite D

Lot 0280 Block 0547 Section 0006 Village of Town Center

This item was withdrawn and was not heard by the committee.

- E. Variance request for the proposed building sign that does not comply with the shopping center criteria for sign material, color and sizing.
Regency Centers LP / Robichau's Jewelry
4775 W. Panther Creek Drive, Suite 245
Lot 0285 Block 0045 Section 0040 Village of Panther Creek
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 Bob Adams to approve on the following conditions:
- Request staff to coordinate with property owner to consider modifying shopping center sign criteria to allow current materials and designs.
 - No other exterior signage is approved other than specifically submitted and approved within this written approval or previously approved. All exterior signage must be submitted for review and written Committee approval 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 accent paint color on the building.
Landmark Industries Energy, LLC / Honey Farms
1470 Lake Woodlands Drive
Lot 1200 Block 0599 Section 0999 Village of Town Center
This item was withdrawn and was not heard by the committee.
- G. Consideration and action for the proposed accent paint color on the building.
Landmark Industries Energy, LLC / Honey Farms
6606 Woodlands Parkway
Lot 0100 Block 0592 Section 0046 Village of Sterling Ridge
This item was withdrawn and was not heard by the committee.
- H. Consideration and action for the proposed accent paint color on the building.
Landmark Industries Energy, LLC / Honey Farms
6501 College Park Drive
Lot 0400 Block 0490 Section 0047 Village of Alden Bridge
This item was withdrawn and was not heard by the committee.
- I. Consideration and action for the proposed accent paint color on the building.
Landmark Industries Energy, LLC / Honey Farms
10190 Woodlands Parkway
Lot 0100 Block 0458 Section 0000 Village of Sterling Ridge
This item was withdrawn and was not heard by the committee.
- J. Consideration and action for the proposed accent paint color on the building.
Landmark Industries Energy LLC / Honey Farms
4600 Panther Creek Pines
Lot 0350 Block 0045 Section 0007 Village of Panther Creek
This item was withdrawn and was not heard by the committee.
- K. Consideration and action for the proposed accent paint color on the building.
Landmark Industries Energy, LLC / Honey Farms

8150 Research Forest Drive
Lot 0450 Block 0257 Section 0047 Village of Alden Bridge
This item was withdrawn and was not heard by the committee.

- L. Consideration and action for the proposed accent paint color on the building.
Landmark Industries Energy, LLC / Honey Farms
2444 Research Forest Drive
Lot 8001 Block 0547 Section 0000 Village of Research Forest
This item was withdrawn and was not heard by the committee.

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

1. Variance request for proposed sunroom that will exceed the maximum allowed living area per the Development Criteria of Section 60 Alden Bridge.
Sangita Tiwari
15 South Scarlet Elm Court
Lot 04 Block 01 Section 60 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 Mary Funderburg to approve on the condition the **Total living area is not to exceed 2970.34 ft²**, Standard conditions must be met, and the improvement must meet code and pass all 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.
2. Variance request for pool decking that does not respect the rear ten foot easement.
George Turosik
76 Twin Ponds Place
Lot 04, Block 02, Section 10 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 Mary Funderburg to approve as presented – 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.
3. Variance request for an existing paving that does not respect the side five-foot easement and the walkway exceeds the maximum width allowed.
Jacob Sralla
47 North Greenvine Circle
Lot 34 Block 03 Section 37 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 Mary Funderburg to approve on the condition 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 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. The motion carried unanimously.
4. Variance request for an existing putting green that encroaches more than five feet into the rear easement, and a cross section showing base layers was not submitted with the application, as required by the Standards.
Matthew and Lauren Curtin
7 Quiet Yearling Place
Lot 14, Block 01, Section 01 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 Mary Funderburg to approve as presented – 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. 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.

5. Consideration and action for a Short Term Rental.

Justin Walusayi

83 North Silver Crescent Circle

Lot 31, Block 02, Section 01 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 Mary Funderburg 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 March 2025. 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.

Crystal-Mae Rudolph & Cameron Mahdavi

39 Shady Pond Place

Lot 41, Block 02, Section 01 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 Mary Funderburg 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 March 2025. 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 to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Guillermo Fernandez

10 North Bardsbrook Circle

Lot 3, Block 3, Section 39 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 Mary Funderburg 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 pool barrier fence replacement, driveway widening, and the yard 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 carried unanimously.

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

Moises Garcia Yanez
179 Hearthshire Circle

Lot 54, Block 2, Section 99 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 Mary Funderburg 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.

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

Troy A Gjerde & Nancy MacDonell
2 Granite Path Place

Lot 8, Block 3, Section 4 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 Mary Funderburg 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 and/or recycle carts from public view and by storing basketball goal from public view when not in use)** 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.

Victor & Mariastella Odili
122 East Sundance Circle

Lot 1, Block 4, 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 Mary Funderburg 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 providing a drainage plan and by reducing the hard surface area by removing the pavers from the left side easement)** 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.

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

Michael & Catherine Rape
7 Ashworth Court

Lot 9, Block 1, Section 12 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 Mary Funderburg 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 dead tree branches and vegetation and by removing the ladder and PVC pipe 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.

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

Patricia Rodriguez

95 Birch Canoe Drive

Lot 20, Block 1, Section 20 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 Mary Funderburg 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 and by removing the air conditioning unit that was disapproved)** 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.

Miguel Angel Lopez Velarde & Ludivina Amezcua

27 Hedgedale Way

Lot 1, Block 5, 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 Mary Funderburg 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 patio cover and related improvements)** 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.

Villasenor Family Revocable Living Trust (Ernesto E & Maria M Villasenor)

6 Taper Glow Place

Lot 11, Block 1, Section 10 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 Mary Funderburg 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.

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

Winners Marketing Group LLC (Juan Carlos Sanchez & Marisela Del Carmen)

23 Valley Cottage Place

Lot 6, Block 1, Section 26 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 Mary Funderburg 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 and by removing trash and recycle carts 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.

16. Consideration and action for a Short Term Rental that was previously revoked by the Development Standards Committee for violations of the Standards.

Asaf Ianco

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. The property manager and neighbors were present. It was then moved by Walt Lisiewski and seconded by Arthur Bredehoft to deny the request as presented. The motion carried unanimously.

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

Carlos Puebla

30 Pomerelle Place

Lot 31, Block 03, Section 61 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner and contractor were present. It was then moved by Arthur Bredehoft and seconded by John Anthony Brown to approve on the condition the homeowner redesigns and resubmits revised plans and a survey allowing only a maximum of 5-foot encroachment into the rear 20 foot setback. Staff to review revised plans upon submittal for compliance to DSC condition and Standards. Plant and maintain one (1) 30-gallon native tree. **If any complaints are received concerning visibility, then the owner must plant and maintain evergreen trees/shrubs at least 7 feet tall at time of planting to screen to the rear and side property line.** The staff will review the site upon completion to determine if any native evergreen vegetation is necessary to soften and screen the view to adjacent properties. Improvements must meet code, pass inspection and must comply with standards. If for any reason the staff receives an objection to the proposed improvement, the plan review committees and their designee reserve the right to reevaluate the improvement and may require additional conditions to mitigate impact. The owner must verify all CenterPoint Energy rear easements as they may differ with the covenant easements. The improvement not to encroach into any easements. ALL CONDITIONS MUST BE MET WITHIN 120 DAYS OF APPROVAL. Failure to meet requirements and conditions of approval may result in property going into violation and any compliance deposits being forfeited. IF FOR ANY REASON YOU DO NOT FEEL YOU CAN MEET THE BELOW CONDITIONS, PLEASE CALL STAFF BEFORE YOU START CONSTRUCTION ON YOUR PROJECT. Walt Lisiewski abstained. The motion carried.

18. Variance request for a proposed pergola that will exceed the maximum allowed hard surface area and will not respect the rear ten foot easement.

Francisco Saavedra

18 East Sterling Pond Circle

Lot 05 Block 03 Section 03 Village of Alden Bridge

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 approve on the following conditions: Meet code and pass inspections. The staff will review upon completion to determine if any native evergreen vegetation is necessary to soften and screen the view to adjacent properties. **Submit drainage plan -** Drainage plans should show any natural change in grade and define the direction the water flows onto and off the property. Drainage plans should include any specifications for drainage swales, piping, catch basins and drain outlets. 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). Verify all Utility Company easements as they may differ with the Covenant easements. Improvement not to encroach into any easements. ALL CONDITIONS MUST BE MET WITHIN 120 DAYS OF APPROVAL. **Failure to meet requirements and conditions of approval may result in property going into violation and any compliance deposits being forfeited.** John Anderson and Mary Funderburg opposed. The motion carried.

19. Variance request for a proposed driveway widening/border that will exceed the maximum width allowed and will not respect the side five-foot easement. Additionally, it will not meet the Standards for a driveway border.

Julie Kortenhoeven

11 South Scarlet Elm Court

Lot 03 Block 01 Section 60 Village of Alden Bridge

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 Walt Lisiewski and seconded by Arthur Bredehoft to deny as presented. Redesign and submit application, survey and new plans showing 18" border on both sides of driveway – meet the Residential Development Standards for driveway borders. The motion carried unanimously.

20. Variance request for existing artificial foliage/vegetation attached to the wrought iron fence.

Kody and Jaime Kepner

119 East Canyon Wren Circle

Lot 75 Block 01, Section 13 Village of Creekside Park

This item was heard by the full Committee. The staff provided the Committee with a presentation. It was then moved by Walt Lisiewski and seconded by John Anderson to approve on the condition the owner plants and maintains evergreen vegetation (shrubs at least 4' tall at time of planting. Staff to review upon completion to determine if sufficient screening. The motion carried unanimously.

XII. Consideration and action regarding a correction to the Neighborhood Criteria for Section 8, Springhill Neighborhood in the 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 Mary Funderburg to approve as presented. The motion carried unanimously.

XIII. Consideration and action regarding the Residential Development Standards and Commercial Planning and Design Standards and/or any promulgated rules for interim actions during emergency situations.

No action at this time.

XIV. Development Standards Committee Member Comments

Mary Funderburg suggested a competition for artificial vegetation aesthetics similar to "yard of the month." Arthur Bredehoft requested an update on the revisions to the fence requirements on the Cottage Green Neighborhood Criteria and requested it be placed on the April 3rd, 2024 Development Standards Committee meeting agenda.

XV. Consideration of items to be placed on the agenda for next month's meeting.

Arthur Bredehoft requested the Cottage Green Neighborhood Criteria be added to the next months meeting agenda.

XVI. Staff Comments and Reports

There were no staff comments.

XVII. Adjourn

It was then moved by John Anderson and seconded by John Anthony Brown to adjourn the meeting at 7:21 p.m. The motion carried unanimously.

Development Standards Committee Meeting of

3/6/24

Name (Please Print)	Representing	Address	Agenda #
TED STANLEY	Self	46 W. KNIGHTSBRIDGE	16
Cham King	Self	47 W Knightsbridge	16
Aimee Grimes	Brixmor	9420 College Park Drive	A,B,C
Mike Hessler	Self	14 Denville Crossing Ct	16
Dhwani Dave	Tesla	9420 College Park Drive	A,B,C
Usha Cohen	Self		PC
KIM SAAVEDRA	SELF	18 E. STERLING POND CIRCLE	18
Alana Saavedra	↑	18 E. Sterling Pond circle	18
Lauren Curtin	Self	7 Quiet Yearling Pl	4
CARLOS PUEBLA	Self	30 POMERELLE PL	17
Wlet Contreras S.	Stevan Co.	4426	
Ron Siskowski	Self	14 East Knightsbridge Drive	16
Julie Kortenhoeven	Self	11 S. Scarlet Elm Ct.	#19.
DAN KORTENHOEVEN	SELF	11 S. SCARLET Elm Ct	19

Development Standards Committee Meeting of

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