

Development Standards Committee
May 1st, 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**

- 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 Mary Funderburg 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 April 3, 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.**
Commercial:
Staff presented the Commercial Summary List consisting of Items B and D. It was moved by Bob Adams and seconded by John Anderson to approve the Commercial Summary List as presented. The motion carried unanimously.
Residential:
Staff presented the Residential Summary List consisting of Items 1-23 & 29. Items 31 & 32 were tabled per the request of the property owners. It was moved by Mary Funderburg and seconded by John Anthony Brown 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.**
There was no executive session.
- IX. Reconvene in Public Session.**
There was no executive session.
- X. Consideration and Action of the Commercial Items, Applications and Covenant Violations.**
 - A. Variance request for two proposed building signs that do not match the monument sign, are not individual channel letters, contain a website and exceed the maximum number of signs allowed.**
Woodlands Congregation of Jehovah's Witnesses
12681 Sawmill Road
Lot 0200 Block 0599 Section 0046 Village of Grogan's Mill
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 existing conditions, and the Commercial Planning and Design Standards. It was then moved by Bob Adams and seconded by John Anderson to approve as presented on the following conditions:
 - Approved as presented.

- No other exterior improvements or signs are approved other than within this submittal or previously approved. All exterior improvements must be submitted for review and Committee approval prior to fabrication and installation.
- Must comply with The Woodlands 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.

B. Consideration and action for the proposed wall mounted ATM replacement with exterior surround that includes signage.

Wells Fargo Bank 92594 / Wells Fargo Bank
4880 West Panther Creek Drive

Lot 0325 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 Bob Adams and seconded by John Anderson to approve on the following conditions:

- The Committee reserves the right to require additional shielding or reduce light output in the event an impact is received or observed. Lighting should be installed with dimmer circuits, in the event the light output needs to be reduced.
- No other exterior improvements or signs are approved other than within this submittal or previously approved. All exterior improvements must be submitted for review and Committee approval prior to fabrication and installation.
- Must comply with The Woodlands 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 building sign that does not match the registered name of the business, includes a cabinet, exceeds the maximum height allowed and is not the approved return color.

Centro NP Holdings 12 SPE LLC / Gold Chop Stick
9420 College Park Drive, Suite 800

Lot 0500 Block 0490 Section 0046 Village of College Park

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 existing conditions, and the Commercial Planning and Design Standards. It was then moved by Bob Adams and seconded by John Anderson to approve on the following conditions:

- Tenant must obtain a new DBA for "Gold Chop Stick Asian Kitchen". The committee noted including the business clarifier in the DBA would be ideal as part of the registered name.
- If DBA is obtained, Tenant may reuse "Gold Chop Stick" letters from previous tenant space.
- Tenant to revise "Asian Kitchen" portion of the sign.
 - Cabinet sign is not allowed.
 - Committee will allow a red backer panel with flat cut-out letters OR a red backer panel with individual channel cut letters. (Owner must Revise and resubmit sign specifications for verification of compliance with the Committee action.)
- Reduce overall sign height by decreasing space between the two lines, in an attempt to be as close to the Criteria as possible which has a maximum of 36 inches for two lines of copy.

The motion carried unanimously.

D. Variance request for the concept proposal for a drive through expansion and parking lot reconfiguration that includes encroachment into the forest preserve.

Chick-Fil-A Inc.

1660 Lake Woodlands Drive

Lot 7150 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 Bob Adams and seconded by John Anderson to approve the conceptual plans on the following conditions:

- Preliminary/final submission will require Civil, Architectural, and detail drawings for all remodel components.
- A separate drive is approved for direct drive-thru access. No other encroachment into the Forest Preserves will be permitted.
- Any trees in the Forest Preserve removed must be replaced caliper inch per caliper inch. Any formal landscape vegetation that is removed shall be replaced elsewhere on-site.
- The new concrete walk on the east side of the drive thru shall be adjusted to avoid removing smaller trees to the north.
- Add hedges along all walkways and both sides with planting material from The Woodlands Approved Planting List.
- Italian Cypress trees and creeping vines are disapproved at the dumpster enclosure. Revise with approved mid-growth material.
- All new plantings require a permanent irrigation system concealed from public view.
- Provide drawing design details for the canopy cover over the drive-thru.
- Provide details for any relocated or new exterior lighting for the project. Any new exterior lights will require a site photometric plan with lighting levels extending to the property line.
- No other exterior improvements are approved other than within this submittal or previously approved. All exterior improvements must be submitted for a Preliminary and Final review and written Committee approval prior to fabrication and installation.
- Must comply with The Woodlands 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. Variance request for a proposed patio cover that will not respect the rear 20-foot setback.

22 Flickering Sun Court

Lot 86 Block 01 Section 93 Village of Alden Bridge

This item was heard under the summary list as presented by staff. The homeowner was present. It was then moved by Mary Funderburg and seconded by John Anthony Brown to approve the patio cover on the condition the owner plants and maintains 15–30-gallon evergreen trees and shrubs approximately 7' tall at time of planting – staff to review upon completion to determine if sufficient. Improvements must meet code, pass inspections, comply with the Residential Development Standards. 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. Additionally, The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). The motion carried unanimously.

2. Variance request for a proposed patio cover that will not respect the rear 25-foot setback.

2 Bantam Woods Circle

Lot 93, Block 01, Section 06 Village of Sterling Ridge

This item was heard under the summary list as presented by staff. The homeowner was present. It was then moved by Mary Funderburg and seconded by John Anthony Brown to conditionally approve as follows: remove the string lights along the side property line, & plant and maintain evergreen trees/shrubs at least 7' tall at time of planting to screen & soften view to adjacent neighbor - staff to review upon completion to determine if sufficient. Meet code,

pass inspections, Standard conditions apply. 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.

Additionally, The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). The motion carried unanimously.

3. Variance request for a proposed tree removal that does not meet the Standards.

3 Wintergrass Place

Lot 01 Block 01 Section 41 Village of Alden Bridge

This item was heard under the summary list as presented by staff. The homeowner was present. It was then moved by Mary Funderburg and seconded by John Anthony Brown to approve the tree removal on the condition the owner plants and maintains a 30-gallon native tree on the property. The motion carried unanimously.

4. Variance request for a proposed pool house (detached) that does not respect the rear 40-foot setback.

23 North Heritage Hill Circle

Lot 11 Block 01, Section 14 Village of Indian Springs (TWA)

This item was heard under the summary list as presented by staff. It was then moved by Mary Funderburg and seconded by John Anthony Brown to approve on the condition that the owner plants and maintains one 30-gallon native tree. Improvements must meet code, pass inspections and comply with the Residential Development Standards. The staff will review upon completion to determine if any native evergreen vegetation is necessary to soften and screen the view to adjacent properties. 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. The motion carried unanimously.

5. Consideration and action to appeal the Residential Design Review Committee decision of conditional approval for a trash/recycle cart enclosure.

3 Burgandy Oaks Court

Lot 20 Block 02, Section 15 Village of Creekside Park West

This item was heard under the summary list as presented by staff. It was then moved by Mary Funderburg and seconded by John Anthony Brown to approve on the condition the owner paints the trash/recycle cart enclosure to match the pergola/gazebo or the color of the garage doors. The motion carried unanimously.

6. Variance request for an existing detached building that exceeds the maximum height and the square footage allowed.

7 Skipwith Place

Lot 10 Block 01, Section 15 Village of Sterling Ridge

This item was heard under the summary list as presented by staff. It was then moved by Mary Funderburg and seconded by John Anthony Brown to approve on the condition the owner paints the shed to match the trim on the dwelling – white. The owner must plant and maintain evergreen trees or tall shrubs to help soften the view – at least 8' tall at planting – must be able to grow at least as tall as the shed. Must comply within 60 days. The motion carried unanimously.

7. Consideration and action for a Short-Term Rental.

10 East Wolf Cabin Circle

Lot 08, Block 05, Section 14 Village of Creekside Park

This item was heard under the summary list as presented by staff. It was then moved by Mary Funderburg and seconded by John Anthony Brown 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 May 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.

8. Consideration and action for a Short-Term Rental.

9 Mulberry Glen Place

Lot 10, Block 01, Section 28 Village of Alden Bridge

This item was heard under the summary list as presented by staff. It was then moved by Mary Funderburg and seconded by John Anthony Brown 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 May 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.

9. Consideration and action for a renewal of a Short-Term Rental.

6 Bowie Bend Court

Lot 40, Block 01, Section 01 Village of Harpers Landing at College Park

This item was heard under the summary list as presented by staff. It was then moved by Mary Funderburg and seconded by John Anthony Brown to approve the renewal 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 May 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.

10. Consideration and action for a renewal of a Short-Term Rental.

155 Black Swan Place

Lot 14, Block 03, Section 97 Village of Sterling Ridge

This item was heard under the summary list as presented by staff. It was then moved by Mary Funderburg and seconded by John Anthony Brown to approve the renewal 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 May 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.

11. Consideration and action regarding approval of a home business – Aeration Services.

35 North Greenvine Circle

Lot 11 Block 01 Section 37 Village of Alden Bridge

This item was heard under the summary list as presented by staff. The owner was present. It was then moved

by Mary Funderburg and seconded by John Anthony Brown to approve the home business as presented on the condition the home business remains in compliance with the Residential Development Standards. The permit is approved for 2 years, and the owner must reapply for a Home Business renewal no later than May 2026. The motion carried unanimously.

12. Consideration and action regarding a renewal of a home business – Import company office.

30 West Sawyer Ridge Drive

Lot 02, Block 03, Section 35 Village of Creekside Park

This item was heard under the summary list as presented by staff. The owner was present. It was then moved by Mary Funderburg and seconded by John Anthony Brown to approve the home business renewal as presented on the condition the home business remains in compliance with the Residential Development Standards. The permit is approved for 2 years, and the owner must reapply for a Home Business renewal no later than May 2026. 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.

2 Inland Prairie Drive

Lot 14, Block 2, Section 9 Village of Creekside Park West

This item was heard under the summary list as presented by staff. It was then moved by Mary Funderburg and seconded by John Anthony Brown to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (by repairing roof) 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.

18 Eastwood Place

Lot 46, Block 1, Section 33 Village of Alden Bridge

This item was heard under the summary list as presented by staff. It was then moved by Mary Funderburg and seconded by John Anthony Brown to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these **(by mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds in front and back yards and by removing trash and/or 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.

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

2 Heather Bank Place

Lot 26, Block 1, Section 6 Village of Sterling Ridge

This item was heard under the summary list as presented by staff. It was then moved by Mary Funderburg and seconded by John Anthony Brown 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 double siding and installing a cop on the rear fence and adjacent**

side 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.

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

119 North Winter Sunrise Circle

Lot 8, Block 1, Section 38 Village of Creekside Park West

This item was heard under the summary list as presented by staff. It was then moved by Mary Funderburg and seconded by John Anthony Brown 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 cover**) 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.

21 Legacy Ridge Drive

Lot 27, Block 1, Section 26 Village of Creekside Park West

This item was heard under the summary list as presented by staff. It was then moved by Mary Funderburg and seconded by John Anthony Brown 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 additional artificial turf and outdoor shower**) 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.

75 Bryce Branch Circle

Lot 13, Block 2, Section 34 Village of Sterling Ridge

This item was heard under the summary list as presented by staff. It was then moved by Mary Funderburg and seconded by John Anthony Brown 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 a final inspection for the water filtration system**) 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.

47 Quillwood Place

Lot 4, Block 1, Section 93 Village of Sterling Ridge

This item was heard under the summary list as presented by staff. It was then moved by Mary Funderburg and

seconded by John Anthony Brown to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these **(by repairing the missing/damaged pickets. Application is required if more than eight linear feet of any designated barrier fencing is or has been replaced, redesigned, reconstructed or relocated)** 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.

139 Gildwood Place

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

This item was heard under the summary list as presented by staff. It was then moved by Mary Funderburg and seconded by John Anthony Brown 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/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.

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

15 East Wading Pond Circle

Lot 4, Block 1, Section 8 Village of Creekside Park West

This item was heard under the summary list as presented by staff. It was then moved by Mary Funderburg and seconded by John Anthony Brown 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 removing wooden boards from fence/gate)** 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 to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

18 South Wheatleigh Drive

Lot 46, Block 2, Section 22 Village of Creekside Park West

This item was heard under the summary list as presented by staff. It was then moved by Mary Funderburg and seconded by John Anthony Brown 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 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.

23. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and

Standards for outstanding violations on the property.

19 Wild Orchid Court

Lot 22, Block 1, Section 7 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 Mary Funderburg and seconded by John Anthony Brown 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 parking on approved hard surfaces only on a consistent basis, repairing the areas where vehicle was on grass; by removing excess dead yard debris off lawn and driveway, creating a defined edge for the flowerbed and removing weeds, and by removing trash and/or recycle carts from public view on a consistent basis)** 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.

24. Consideration and action regarding a renewal of a home business – daycare.

55 Raindance Court

Lot 01 Block 03, Section 11 Village of 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. It was then moved by Walt Lisiewski and seconded by Arthur Bredehoft to approve as presented on the following conditions:

- Home business must remain in compliance with the Residential Development Standards.
- Daycare capacity limited to 6 children.
- All clients to park in owner's driveway.
- Advertisement not to include physical address. Owner to diligently remove references to physical address on social media.
- The committee reserves the right to review upon any confirmed complaints or conditions not being met.
- The permit is approved for 1 year and the owner must reapply for a Home Business renewal no later than April 2025.

The motion carried unanimously.

25. Variance request for a proposed detached storage building with paving that does not respect the side five foot easement.

81 East Beckonvale Circle

Lot 19 Block 02, Section 06 Village of Sterling Ridge

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 John Anthony Brown and Seconded by Arthur Bredehoft to disapprove 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 the 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 courthouse and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. Additionally, Shed color to match dwelling, No concrete paving, plant and maintain evergreen tree/shrubs at least 7' tall at time of planting to screen & soften view from street – homeowner to work with staff regarding screening needs. Staff to determine if sufficient. Must plant within 120 days. The motion carried unanimously.

26. Variance request for a proposed tree removal that does not meet the Standards.

2 Blue Bungalow Drive

Lot 01 Block 02, Section 07 Village of Creekside Park

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski to disapprove the request for tree removal as submitted. The motion carried unanimously.

27. Variance request for proposed tree removals that do not meet the Standards.

50 East Pipers Green Street

Lot 06 Block 04 Section 100 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 Mary Funderburg to disapprove the tree removals as submitted. The Development Standards Committee recommends that the owner inquire about the possibility of root barrier installation by the Pipers Green HOA. The motion carried unanimously.

28. Variance request for proposed tree removals that do not meet the Standards.

10 Taper Glow Place

Lot 10 Block 01, Section 10 Village of Indian Springs (TWA)

This item was heard by the full Committee. The staff provided the Committee with a presentation. It was then moved by Mary Funderburg and seconded by Arthur Bredehoft to disapprove Tree # 1 and #3 - Tree #1 can be removed when permit for patio is received. Per the Standards tree removal is not permitted for the installation of a play structure. DSC recommends pruning of Tree #3 to reduce encroaching limbs to adjacent property. Tree #2 approved as submitted - due to poor condition. The motion carried unanimously.

29. Consideration and action to appeal the Residential Design Review Committee decision of conditional approval for a color change.

42 Pondera Point Drive

Lot 07 Block 02, Section 13 Village of Creekside Park West

It was moved by Mary Funderburg and seconded by John Anthony Brown to table this item under the summary list as presented by staff. The motion carried unanimously.

30. Variance request for proposed garage addition with driveway extension that does not respect the 15-foot side setback and the driveway extensions may not be architecturally compatible and be a negative impact to neighborhood.

90 Batesbrooke Court

Lot 01 Block 01, Section 14 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 John Anthony Brown to Conditionally approve. Submit a 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. Standard conditions apply, must meet code and pass all inspections. 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. The motion carried unanimously.

31. Variance request for a proposed trash & recycle cart enclosure that may have negative neighbor impact as it is unable to be screened in proposed location.

51 Tioga Place

Lot 13 Block 02, Section 07 Village of Creekside Park West

It was moved by Mary Funderburg and seconded by John Anthony Brown to table this item under the summary list as presented by staff. The motion carried unanimously.

32. Variance request for an existing basketball goal located in the rear ten foot easement, an existing sports court that does not respect the 20 foot rear set back and is not located at least 15 feet from the side property line.

51 Tioga Place

Lot 13 Block 02, Section 07 Village of Creekside Park West

It was moved by Mary Funderburg and seconded by John Anthony Brown to table this item under the summary list as presented by staff. The motion carried unanimously.

33. Variance request for existing bamboo screens attached to fence.

103 South Arrow Canyon Circle

Lot 35, Block 04, Section 03 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 Walt Lisiewski and seconded by Arthur Bredehoft to Disapprove the bamboo screens as submitted and require that the owner remove within 30 days. The motion carried unanimously.

34. Variance request for existing trellises with artificial vegetation.

43 Wrangler Pass Drive

Lot 11 Block 02, Section 15 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 Anthony Brown to disapprove the trellis with artificial vegetation and require the owner remove within 45 days. Additionally, the committee recommended that the owner screen generator with natural vegetation. The motion carried unanimously.

XII. 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.

There was no action on this item.

XIII. Development Standards Committee Member Comments

Mary Funderburg commented that she would not be at the May 15, 2024 Development Standards Committee meeting. Mary also recommended homeowners should work with a foundation professional if a homeowner feels a tree should be removed as a result of suspected damage to the foundation of homes caused by tree roots.

Arthur Bredehoft suggested the committee consider a change to the standards for home businesses to allow more than two years before renewal. Arthur also suggested we consult with township attorney to discuss a HOA's responsibility when it comes to tree removals, and agreed that homeowners should submit more data for certain applications such as tree causing foundation issues.

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

There was no action on this item.

XV. Staff Comments and Reports

Neslihan Tesno reminded the committee that the June 27, 2024 Development Standards Committee was moved to July 2nd, 2024.

XVI. Adjourn

It was then moved by John Anderson and seconded by John Anthony Brown to adjourn the meeting at 7:32 p.m. The motion carried unanimously.

Development Standards Committee Meeting of 5/1/24

Name (Please Print)	Representing	Address	Agenda #
Joe Sathinas	self	17681 Stamills Rd	A
Ricardo Levy	self	17681 Sawmills Rd	A
Andrea Clement	self	22 Flickering Sun Ct.	1
Jeremy Zaldana	CFA	1660 Lake Woodlands	A
Andrew Bailey	CFA	"	D
Arlen Fisher	CFA	1660 Lake Woodlands	
Brandon Mensah	CFA	"	D
Doreen Huan	CFA	"	D
Tony & Sharina Kalata	Self	2 N. Bantam Woods Circle	2
Tony Bradley	self	103 S. Arrow Canyon Cir	33
Marco Botta	self	3. W. W. W. P. / S. S. S. S. S.	
ila alan	observe	99 Clinton Road E Ct	

Development Standards Committee Meeting of

5/1/24

Name (Please Print)	Representing	Address	Agenda #
Provyche Golden chopstick	sign	9420 college park Dr. #200	C
Allison Anderson-Sobert	HealthyTup	35 N Greenvine cir	11
Bryan hawley	self	81 E Beckenvale	25
Dora Ahn	Self	50 E Pipers Green	27
Juan Penaherrera	self	30 W Sawyer Ridge Dr.	12
Mark Bennett	self	2 Blue Bungalow Dr	26
Meichun Yee			C
Aysha Rafique	Self	55 Raindane Dr, 77385	24
Kari Walden Dailin		915 Crumsonbridge	
Daniel Derrick	Self	90 Batesbrooke	30