

Development Standards Committee
August 6th, 2025, at 5:00 p.m.
The Woodlands Township
2801 Technology Forest Boulevard
The Woodlands, TX 77381
MINUTES

Members Present: Arthur Bredehoft, John Anderson, Tricia Danto, Bob Adams, Andrew Freeman

Staff Present: Neslihan Tesno, Kim McKenna, Delilah Campos, Marcy Shaw, Danielle Allen

Counsel Present: Peter Falivene

I. Welcome/Call Meeting to Order.

The meeting was called to order by Arthur Bredehoft at 5:01 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 Bob Adams and seconded by Andrew Freeman.
The motion carried unanimously.

IV. Public Comment.

There were no public comments.

V. Consideration and action regarding the minutes of the meeting of July 2, 2025.

A motion to approve the minutes was made by Bob Adams seconded by Andrew Freeman. The motion carried unanimously.

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

Commercial: Staff presented the Commercial Summary List consisting of item B, C, D, E, and F. It was then moved by Bob Adams and seconded by Tricia Danto to approve the Commercial Summary List as presented. John Anderson was not present for the motion. The motion carried.

Residential: Staff presented the Residential Summary List consisting of items 1-2, 5-25 & XII. There was a request by the owner to remove item number 2 from the Summary List. Item number 4 was withdrawn, and item number 26 was tabled prior to the meeting. It was then moved by Andrew Freeman and seconded by Tricia Danto to approve the Residential Summary List as amended. 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 into Executive Session at 5:09 p.m.

VIII. Reconvene in Public Session.

The committee reconvened into public session at 5:29 p.m.

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

- A. Variance request for the proposed concept plans for a coffee trailer and deck with lighting, that requires vegetation removal and includes pathways through the forest preserve.

The Ridge Community Church

10801 Falconwing Drive

Lot 0210 Block 0592 Section 0060 Village of Indian Springs

This item was heard by the full committee. The committee deliberated regarding the proposal, impact to adjacent properties, and the applicable Commercial Planning and Design Standards. It was then moved by John Anderson and seconded by Bob Adams to deny the request as submitted and suggested the owner submit plans for a permanent structure, maintain any existing vegetation and trees and not cross property lines.

- B. Variance request for proposed reserved parking signs that do not comply with the criteria.
Alden Bridge Complex LLC / Lyf Nails & Spa
3759 FM 1488 Road, Suite 800
Lot 1905 Block 0549 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 Bob Adams and seconded by Tricia Danto to table to the meeting of August 20th. John Anderson was not present for the motion. The motion carried.
- C. Consideration and action for the existing staging and storage area.
US Regency Alden Bridge LLC / Kroger
8000 Research Forest Drive, Suite 300
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 Bob Adams and seconded by Tricia Danto to deny as presented and conditionally approve on the following conditions:
- The entire staging area, including Connex Storage Units and dumpsters, is to be fully enclosed with a chain-link construction fence with green mesh screening, fully screened from public view.
 - Add additional mesh screening to the bottom of the fence to fully conceal staging equipment.
 - Sandbags used for fence stability shall be relocated to the interior side of the fence only.
 - The staging area will be considered through August 29, 2025. If a time extension is required, please contact Covenant Administration staff no later than August 22, 2025.
 - No exterior improvements are approved within this written submittal. All exterior improvements must be submitted for review and written Committee approval prior to fabrication and installation.
 - The temporary improvement 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.
- John Anderson was not present for the motion. The motion carried.
- D. Consideration and action for the proposed cell tower equipment upgrades and generator installation.
Woodlands Land Dev Co LP / Verizon
1799 Research Forest Drive
Lot 5800 Block 0350 Section 0999 Village of Town Center
This item was withdrawn and was not heard by the committee.
- E. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
8000 Research Forest Dr
Lot 0400, Block 0257, Section 0047, Village of Alden Bridge
This item was withdrawn and was not heard by the committee.
- F. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
10101 Grogan's Mill Rd
Lot 0285, Block 0547, Section 0006, 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 Tricia Danto to table the item based on staff's communication with the owner regarding resolution. John Anderson was not present for the motion. The motion carried.

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

1. Variance request for a final submission for a new home construction that encroaches into the side setback and exceeds the maximum amount of hard surface area allowed.
8 Cedarwing Lane

Lot 22 and 23, Block 1, Section 32 Village of Grogan's Mill

This item was heard by the committee under the summary list as presented by staff. It was then moved by Andrew Freeman and seconded by Tricia Danto to conditionally approve a new home construction that encroaches into the side setback in accordance with the Development Standards Committee's previous action and allow it to exceed the maximum amount of hard surface area proposed and suggest the owner revise the following for future submissions.

- Modify the driveway to meet standard.
- Provide a tree site survey demonstrating the trees on the house. Ones to remain and ones proposed for removal. Tree plan should specify their type, size and species. Survey should show the proposed house footprint to demonstrate where trees are located in proximity to the proposed home. Current tree plan shows all trees proposed for removal appear to be outside of the house footprint and shows no other trees remaining on the lot.

At the time of submission for final, the owner must submit the following:

- 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 and showing the proposed house footprint overlay on the tree survey
- 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. 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 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. Landscaping should focus on softening and screening the view to adjacent properties. • 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.

John Anderson was not present for the motion. The motion carried.

2. Variance request for a concept submission for a new home construction that exceeds the maximum amount of living area allowed by the Criteria.

10713 North Autumwood

Lot 12, Block 1, Section 30 Village of Grogan's Mill

This item was heard by the full committee. The committee deliberated the proposal, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by Tricia Danto to deny the concept submission and suggest the owner revise and resubmit a proposal which limits the maximum living area to 3,000 square feet and modifies the driveway to respect the side utility easement. The motion carried unanimously.

3. Consideration and action for a Short-Term Rental application which has received complaints.

29 Brushwood Court

Lot 22, Block 06, Section 28 Village of Grogan's Mill

This item was heard by the full committee. The committee deliberated the proposal, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Andrew Freeman and seconded by Tricia Danto to deny the Short Term rental permit and require the owner cease and desist all short term rental operations at the property. The owner may reapply in 90 days or no sooner than November 4th, 2025 for consideration of future short term rental requests. If submitted for consideration the committee will reevaluate the property. The motion carried unanimously.

4. Consideration and action of Short-Term Rental renewal that was operating a Short-Term Rental without a permit and received a complaint regarding noise.

95 North Windsail Place

Lot 22, Block 01, Section 33 Village of Panther Creek

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

5. Consideration and action for a Short-Term Rental renewal application

343 South Silvershire Circle

Lot 35, Block 02, Section 43 Village of Cochran's Crossing

This item was heard by the committee under the summary list as presented by staff. It was then moved by Andrew Freeman and seconded by Tricia Danto 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 application fee, 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 August 2026. 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. John Anderson was not present for the motion. The motion carried.

6. Consideration and action for a Short-Term Rental application

18 Heather Wisp Court

Lot 42, Block 03, Section 37 Village of Cochran's Crossing

This item was heard by the committee under the summary list as presented by staff. It was then moved by Andrew Freeman and seconded by Tricia Danto 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 application fee, 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 August 2026. 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. John Anderson was not present for the motion. The motion carried.

7. Variance request for a proposed patio cover with summer kitchen does not respect the rear fifteen-foot setback.

30 Willow Point Place

Lot 09 Block 01 Section 33 Village of Alden Bridge

This item was heard by the committee under the summary list as presented by staff. The owner was present. It was then moved by Andrew Freeman and seconded by Tricia Danto to conditionally approve as follows: Improvements must meet code, pass inspection and must comply with The Woodlands Residential Development Standards. Staff to review upon completion to determine if any additional screening is 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 the original 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. All conditions must be met within 120 days of approval. Failure to meet requirements and conditions of approval may result in violations on the property and the pursuit of legal enforcement. The motion carried unanimously.

8. Variance request for Concept approval for a proposed attached patio cover does not respect the rear forty-foot setback.

35 Freestone Place

Lot 34 Block 01 Section 49 Village of Alden Bridge

This item was heard by the committee under the summary list as presented by staff. The owner was present. It was then moved by Andrew Freeman and seconded by Tricia Danto to conditionally approve the CONCEPT of Patio cover & summer condition as follows: Submit final application and sealed plans, and any other final documentation & fees. Staff to review for compliance of conditions and Standards. Improvements must meet code, pass inspection and must comply with The Woodlands Residential Development Standards. Staff to review upon completion to determine if any additional screening is 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 the original 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. All conditions must be met within 120 days of approval. Failure to meet requirements and conditions of approval may result in violations on the property and the pursuit of legal enforcement. The motion carried unanimously.

9. Variance request for a proposed pool that does not respect the rear ten-foot covenant easement.

170 Rockwell Park Drive

Lot 03, Block 05, Section 32 Village of Creekside Park

This item was heard by the committee under the summary list as presented by staff. It was then moved by Andrew Freeman and seconded by Tricia Danto to take no action subject to: Receipt by the Development Standards Committee of required written partial release of easements to the extent required in order to allow the limited encroachment into the recorded easements from all parties holding such easement in a form acceptable to the committee for their particular circumstances. This means a release from the gas, electric if needed, telecommunications and cable/internet company (all 4) and then a release from the Howard Hughes Corporation who is the successor to The Woodlands Corporation. It is recommended that the owner contact Dan Kolkhorst at the Howard Hughes Corporation to obtain the release. It is still being determined if a release is required from The Woodlands Township.

- Enter into a Memorandum of Agreement in a form acceptable to the Township and its legal counsel detailing the conditions for approval and retention of rights under the existing Covenants and Standards related to the improvements including but not limited to retain rights under the covenant easements. Additionally subject to the conditions for the pool.
- Comply with submitted 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.
- Meeting code and passing inspections.
- All conditions must be met within 120 days of approval. Failure to meet requirements and conditions of approval may result in violations on the property and the pursuit of legal enforcement.
- Contact Harris County for any additional permitting requirements.

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. The motion carried unanimously.

10. Variance request for proposed attached patio cover with fireplace that exceeds the maximum hard surface area allowed.

54 South Plum Crest Circle

Lot 26 Block 01 Section 64 Village of Alden Bridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by Andrew Freeman and seconded by Tricia Danto to conditionally approve as follows: Improvements must meet code, pass inspection and must comply with The Woodlands Residential Development Standards. Staff to review upon completion to determine if any additional screening is 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 the original 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. All conditions must be met within 120 days of approval. Failure to meet requirements and conditions of approval may result in violations on the property and the pursuit of legal enforcement. The motion carried unanimously.

11. Consideration and action for Short-term Rental

38 Winhall Place

Lot 63, Block 02, Section 91 Village of Sterling Ridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by Andrew Freeman and seconded by Tricia Danto 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 the fee, 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 July 2026. 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.

12. Consideration and action for Short-term Rental

23 Crested Point Place

Lot 20, Block 02, Section 37 Village of Alden Bridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by Andrew Freeman and seconded by Tricia Danto 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 the fee, 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 July 2026. 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.

13. Consideration and action for Short-term Rental

11 Fringetree Bark Court

Lot 05, Block 01, Section 32 Village of Creekside Park West

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

Andrew Freeman and seconded by Tricia Danto 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 the fee, 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 June 2026. 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.

14. Consideration and action for 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 by the committee under the summary list as presented by staff. It was then moved by Andrew Freeman and seconded by Tricia Danto to approve the renewal on the condition that the owner & other designees must sign the Short-Term Rental Maintenance and User Agreement, pay the fee, 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 July 2026. 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.

15. Consideration and action for renewal of a Short-term Rental

19 Alden Glen Court

Lot 05, Block 01, Section 20 Village of Alden Bridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by Andrew Freeman and seconded by Tricia Danto to approve the renewal on the condition that the Owner must amend the listing to a maximum of 8 people prior to permit issuance and remove the wording that mentions 6 bedrooms & 11 beds. Additionally, the owner & other designees must sign the Short-Term Rental Maintenance and User Agreement, pay the fee, submit insurance certificate and must provide a secondary responsible party when the primary responsible party is absent. The 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. The owner must reapply by July 2026. 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.

16. Consideration and action for approval of Home Business – Etsy Shop manufacturing paper goods, bows & trinkets.

6 Fresh Pond Place

Lot 41 Block 01, Section 25 Village of Sterling Ridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by Andrew Freeman and seconded by Tricia Danto to conditionally approve as follows: Permit is valid for a period of 2 years then permit must be renewed. Home business visitors must park in applicant's driveway. Submit application for renewal prior to August 2026. Home Business permit may be revoked at any time for a violation of the Residential Development Standards or at the discretion of the Development Standards Committee. The motion carried unanimously.

17. Variance request for proposed removal of three trees that do not meet the Standards for removal.

142 West Valera Ridge Place

Lot 18, Block 01, Section 31 Village of Creekside Park

This item was heard by the committee under the summary list as presented by staff. It was then moved by Andrew Freeman and seconded by Tricia Danto to approve the removal of the 3 trees – plant and maintain 3(three) 30-gallon native trees. The owner must maintain Two 2 ½” caliper native trees in rear yard. 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.

14 Wild Orchid Court

Lot 30, Block 1, Section 7 Village of Harper’s Landing at College Park

This item was heard by the committee under the summary list as presented by staff. It was then moved by Andrew Freeman and seconded by Tricia Danto 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 all yard debris, removing dead vegetation including excess dead leaves and mud along the curb; by removing algae/mildew from the exterior of the home; by repairing and/or replacing garage door which may require an application; and by establishing a defined flowerbed consisting of plants, flowers, and/or mulch with a border) 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.

143 West Drifting Shadows Circle

Lot 27, Block 2, Section 7 Village of Harper’s Landing at College Park

This item was heard by the committee under the summary list as presented by staff. It was then moved by Andrew Freeman and seconded by Tricia Danto 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 establishing a defined flowerbed consisting of plants, flowers, and/or mulch with a border; 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 on a consistent basis; by removing the algae/mildew from the exterior of the home; and 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.

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

71 West Gaslight Place

Lot 89, Block 1, Section 26 Village of Alden Bridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by Andrew Freeman and seconded by Tricia Danto 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.

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

143 Marple Path Place

Lot 6, Block 3, Section 37 Village of Alden Bridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by Andrew Freeman and seconded by Tricia Danto 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 broken balcony railing which may require an application; by removing the broken railing from the front yard and storing out of public view; by storing trash and recycle carts out of public view on a consistent basis; and 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 all yard debris, and dead vegetation 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.

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

15 Jaspers Place

Lot 4, Block 1, Section 27 Village of Creekside Park

This item was heard by the committee under the summary list as presented by staff. It was then moved by Andrew Freeman and seconded by Tricia Danto 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 (from driveway and walkways), edging and defining the beds in front and back yards 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.

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

46 South Vesper Bend Circle

Lot 92, Block 2, Section 29 Village of Sterling Ridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by Andrew Freeman and seconded by Tricia Danto 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 on a consistent basis; by removing all yard debris, removing dead vegetation on a consistent basis; and by removing and/or covering the disabled vehicle with a protective cover in good order and repair and is in a muted earth tone shade 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 to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

59 South Trace Creek Drive

Lot 0007, Block 0003, Section 0003, Village of Panther Creek

This item was heard by the committee under the summary list as presented by staff. It was then moved by Andrew Freeman and seconded by Tricia Danto to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by legal counsel and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

71 West Cove View Trail

Lot 46, Block 1, Section 6 Village of Creekside Park

This item was heard by the committee under the summary list as presented by staff. It was then moved by Andrew Freeman and seconded by Tricia Danto to deny the pursuit of legal action and authorize our staff to close the matter as a violation. The committee acknowledges that the portable play equipment is substantially screened to adjacent properties and maintained in good order and repair. Suggest the staff revise the Residential Standard regarding Portable play equipment to define storage in the rear versus front yard and identify commonly stored play equipment and other items in the back yard, such as canoes and kayaks on waterfront properties. The motion carried unanimously.

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

278 Fairwind Trail Drive

Lot 109, Block 3, Section 11 Village of Harper's Landing at College Park

This item was heard by the committee under the summary list as presented by staff. It was then moved by Andrew Freeman and seconded by Tricia Danto to table the item to a future meeting. The motion carried unanimously.

27. Request for rehearing regarding the Development Standards Committee action for the short-term rental, which was reviewed by the full committee and acted on and revoked at the meeting of July 2, 2025.

131 East Mirror Ridge Circle

Lot 45, Block 02, Section 18 Village of Indian Springs (TWA)

This item was heard by the full Committee. The staff provided the Committee with a presentation. The owner and additional interested parties were present and addressed the Committee. It was then moved by Tricia Danto and seconded by John Anderson to deny the rehearing as presented.

The motion carried unanimously.

28. Consideration and action regarding an Appeal by an affected neighbor for an approval of the generator at 50 Pendleton Park Point that was previously approved on May 30, 2025.

50 Pendleton Park Point

Lot 14, Block 01, Section 64 Village of Sterling Ridge

Affected Neighbor

46 Pendleton Park Point

Lot 15, Block 01, Section 64 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The owner and additional interested parties were present and addressed the Committee. It was then moved by Tricia Danto and seconded by John Anderson to affirm the original approval with the following conditions:

- Evergreen shrubs must be planted and maintained to screen the generator from view on the right-side property line, including filling in any sparse areas.
- The generator's self-testing cycle must be scheduled during daytime hours to minimize potential disturbances to neighboring properties.

The motion carried unanimously.

29. Consideration and action to appeal the Residential Design Review Committee's decision to deny an existing fence color that is not in keeping with neighborhood character or architecturally compatible with the home.

34 Mosaic Point Place

Lot 08, Block 02, Section 06 Village of Creekside Park

This item was heard by the full Committee. The staff provided the Committee with a presentation. The owner was present and addressed the Committee. It was then moved by John Anderson and seconded by Andrew Freeman to grant the appeal and conditionally approve the fence color if the owner plants and maintains evergreen shrubs (at least 6-7' tall at time of planting) to screen to the public street. Staff to review upon completion to determine if sufficient screening. Additionally, when the fence is replaced, it cannot be painted white and must comply with Standards. The committee requests that the entire fence be replaced at the same time to avoid different fence colors. All conditions must be met within 30 days of approval. Failure to meet requirements and conditions of approval may result in violations on the property and the pursuit of legal enforcement. The motion carried unanimously.

30. Variance request for an existing generator that encroaches the side five (5) foot easement by more than three (3) feet.

59 North Abram Circle

Lot 15 Block 01, Section 24 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The owner was present and addressed the Committee. It was then moved by John Anderson and seconded by Andrew Freeman to deny the request as submitted and directed the owner to reapply to comply with the standards within 30 days of the Committee's decision. Tricia Danto abstained from the motion. The motion carried.

31. Variance request for an existing driveway extension that exceeds the maximum allowed hard surface area and does not respect the side five-foot easement.

78 West Cove View Trail

Lot 10, Block 02, Section 06 Village of Creekside Park

This item was heard by the full Committee. The staff provided the Committee with a presentation. The owner was present and addressed the Committee. It was then moved by Tricia Danto and seconded by Andrew Freeman to approve on the conditions the concrete adjacent to side property line should be finished (remove rough edges & protrusions) & screened to adjacent property and street. Additionally, maintain stones/rock for the swale interior and exterior of the fence. Remove the bricks that are along

the fence. Maintain proper drainage in area to reduce runoff and erosion under the driveway. 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.

All conditions must be met within 30 days of approval. Failure to meet requirements and conditions of approval may result in violations on the property and the pursuit of legal enforcement. The motion carried unanimously.

32. Consideration and action to appeal the Residential Design Review Committee's decision to deny existing exterior lights due to not meeting the Standards for permanent seasonal lighting.

162 South Arrow Canyon Circle

Lot 14, Block 01, Section 03 Village of Creekside Park

This item was heard by the full Committee. The staff provided the Committee with a presentation. The owner was present and addressed the Committee. It was then moved by Arthur Bredehoft and seconded by Andrew Freeman to conditionally approve with the following conditions: Tucking the light strands tightly behind the fascia lip to conceal wiring from street view. Using screw-in wire clips to ensure all lines are pulled tight and follow clean straight paths. Concealing any cable slack or spool of wire nearly inside the gutter, preventing visible clutter. Installing custom-fabricated trim or painted covers over any areas where wire remains visible from the street. Routing power cables discreetly along trim lines and securing them flush to surfaces. Painting any new trim or cable covers to match existing soffit or trim color for a seamless appearance. Modifications are weather resistant. Ensuring all modifications comply with the Standards. All conditions must be met within 45 days of approval. Staff to review upon completion to determine if any additional modifications are needed. The committee reserves the right to require additional shielding in the event an impact is received or observed. The motion carried unanimously.

- X. Consideration and Action regarding the implementation of the compliance deposit for a contractor that has started work without an approved permit or built different than permitted.**

This item was heard by the full Committee. The staff provided the Committee with a presentation. The contractor was present and addressed the Committee. It was then moved by Andrew Freeman and seconded by John Anderson to approve the implementation of \$5000 deposit on the next submitted pool or patio cover application. If behavior improves (no work started with approval/permit or built different than approved – staff to determine) on any application and meets conditions at any project completion, then deposit will be returned after six (6) months. The deposit will be forfeited otherwise, and the contractor will be placed on the DSC agenda to determine future deposits. The motion carried unanimously.

- XI. Consideration and action regarding the Neighborhood Criteria for Village of Alden Bridge Section 35 and 55 – Cottage Green.**

This item was heard by the committee under the summary list as presented by staff. It was then moved by Andrew Freeman and seconded by Tricia Danto to approve changes to the Neighborhood Criteria for Section #35 & 55 Alden Bridge. 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 taken.

- XIII. Development Standards Committee Member Comments**

Tricia Danto commented that the Cochran's Crossing Shopping Center appears to have some maintenance issues and requested staff to follow up. Arthur Bredehoft noted that the workshop was rescheduled to August 29, 2025, due to the Township Board of Directors budget meeting, and added that the workshop will continue discussion on short-term rentals. He stated that the subcommittee's review is progressing well and expressed that he looks forward to further discussion at the next meeting, noting that additional issues observed at other shopping centers will also be addressed.

- XIV. Staff Comments and Reports**

There were no staff comments or reports.

XV. Adjourn

There being no further business, it was then moved by John Anderson and seconded by Bob Adams to adjourn the meeting at 8:03 PM. The motion carried unanimously.

Development Standards Committee Meeting of 8/6/25

Name (Please Print)	Representing	Address	Agenda #
Ashley Enriquez	Lowyer, Richard Judge.	131 E Mirror Ridge Circle	27
Richard Judge	Ashley Enriquez	" " "	27
Michael Staff	Self	35 Freeman PL	28
Jose Pacheco	Self	8 Cedarway	1
MARIE ARASCAL	Self	10801 FALCONING	A
TRAVIS RAYOR	Self	10713 AUTUMNWOOD	2
Jane de los Reyes	Self	10713 AUTUMNWOOD	2
CAROL MORRIS	Self	10713 AUTUMNWOOD	2
YVES COACHEZ & SYLVIE	Self	50 Pendleton Park PT	28
Sunny Enriquez	Self	131 E Mirror Ridge - Creek	27
Carlos Maldonado	Self	29 Brushwood.	3
KIRK SIMONAS	Self	10707 N. AUTUMNWOOD WAY	2
Phil Tabernani	Self	" "	2

Development Standards Committee Meeting of 8/6/25

Name (Please Print)	Representing	Address	Agenda #
Leith Moggach		54 S Plum Crest Cir.	10
KHURBAN SHAKKI		50 PENDERON BACKPOINT	
GARY MEYER			#25
James Brown		78 W Cove view trail	#31
Humberto Alcar		78 Den Plan.	
NIZU Chikeni		162 S. Arner Canyon Rd	#32
Nicole HARRISON		59 N. Abram Circle	30.
Raeli Khour		50 Deville ben Port Pt.	28.
Chiray Dhull		34 Mesic Point Pl	29
Jordan Bellow		30 Willow Point Pl	7
Brett Stover		135 E Mirror h. lge	27