

**VILLAGE OF PANTHER CREEK**  
**RESIDENTIAL DESIGN REVIEW COMMITTEE**  
**MEETING MINUTES**  
**August 10<sup>th</sup>, 2023**  
The Woodlands Township  
2801 Technology Forest Blvd  
The Woodlands, Texas 77381 at 3:00 PM

**Members Present:** Bonnie Neuren, Kenny Berntsen, David Stanley  
**Staff Present:** Chase Dowling, Jordan Allen  
**Public Present:** Marka Risley

**A. Welcome/call to order**

The meeting was called to order by Kenny Berntsen at 3:00pm

**B. Public Comments (3 minutes)**

There were no public comments.

**C. Consideration and Action of the Minutes of July 13<sup>th</sup>, 2023**

It was moved by David Stanley and seconded by Kenny Berntsen to approve the minutes as presented. The motion carried unanimously.

**D. Review and disposition of the applications on the Review List, "Exhibit A"**

The applications on the review list were reviewed and accepted by all members present.

**E. Consideration and action concerning possible violations at 44 Trummel Ct.**

**Lot 0035 Block 0001 Section 0012 Village of Panther Creek**

It was moved by Bonnie Neuren and seconded by Kenny Berntsen that the arrangement of plants on the driveway at 44 Trummel Ct. did not constitute a violation of the Residential Standards. The motion carried unanimously.

**F. Report on Staff Approval List for August 10<sup>th</sup>, 2023**

The staff approval list was accepted and approved by all members present.

**G. Consideration and action concerning the absence of any committee member**

Rennie van Wyk and Chris Kanipe were not present at this meeting. It was moved by Bonnie Neuren and seconded by David Stanley to excuse their absence. The motion carried unanimously.

**H. Committee Member Comments**

David Stanley commented that the new colors of 39 Bitterwood Circle looked different, in person, than they looked in the presentation the committee had viewed previously. He also commented that he had been made aware that a neighbor was appealing the color change to the DSC.

Bonnie Neuren commented regarding the recent heat.

**I. Staff Comments**

There were no staff comments

**J. Adjournment**

There being no further business it was moved by Bonnie Neuren and seconded by David Stanley to adjourn the meeting at 4:25pm. The motion carried unanimously.

**Final Exhibit A - Village of Panther Creek  
Residential Design Review Committee  
Application Review List  
August 10th, 2023**

| <b>Item #</b> | <b>Applications Reviewed</b>                        | <b>Owner Name</b> | <b>Property Address</b> | <b>Sec</b> | <b>Block</b> | <b>Lot</b> | <b>Committee Action</b>  |
|---------------|---|-------------------|-------------------------|------------|--------------|------------|--------------------------|
| 1             | COLOR AND RELATED IMPROVEMENTS                      | DAVID R RISLEY    | 12 POSTVINE CT          | 0010       | 0001         | 0006       | Approved                 |
| 2             | BUILDING LIGHTS AND RELATED IMPROVEMENTS            | BRENDA K KEY      | 135 BITTERWOOD CIR      | 0020       | 0001         | 0034       | Approved with Conditions |
| 3             | COLOR AND RELATED IMPROVEMENTS                      | BRENDA K KEY      | 135 BITTERWOOD CIR      | 0020       | 0001         | 0034       | Approved                 |
| 4             | SIDING CHANGE AND RELATED IMPROVEMENTS              | BRENDA K KEY      | 135 BITTERWOOD CIR      | 0020       | 0001         | 0034       | Approved                 |
| 5             | COLOR AND RELATED IMPROVEMENTS                      | THOMAS STORY      | 21 GREENRIDGE FOREST CT | 0014       | 0003         | 0026       | Approved                 |
| 6             | CONCEPT GARAGE ADDITION AND RELATED IMPROVEMENTS    | ERIK D DEMICCO    | 3 SPLIT ROCK RD         | 0011       | 0002         | 0001       | Approved with Conditions |
| 7             | CONCEPT ROOM ADDITION AND RELATED IMPROVEMENTS      | ERIK D DEMICCO    | 3 SPLIT ROCK RD         | 0011       | 0002         | 0001       | Approved with Conditions |
| 8             | CONCEPT DETACHED STRUCTURE AND RELATED IMPROVEMENTS | ERIK D DEMICCO    | 3 SPLIT ROCK RD         | 0011       | 0002         | 0001       | Disapproved              |
| 9             | SCREENED PATIO COVER AND RELATED IMPROVEMENTS       | SCOTT W GALL      | 31 SMOKESTONE DR        | 0029       | 0001         | 0008       | Approved with Conditions |
| 10            | FENCE AND RELATED IMPROVEMENTS                      | SAMMY LYNN GREEN  | 43 SUMMER CREST CIR     | 0020       | 0005         | 0010       | Disapproved              |
| 11            | SCREENED PATIO COVER AND RELATED IMPROVEMENTS       | JEAN M WEST       | 68 HICKORY OAK DR       | 0015       | 0001         | 0026       | Approved with Conditions |
| 12            | POWER GENERATOR AND RELATED IMPROVEMENTS            | FRANCIS C DANDREA | 70 N WINDSAIL PL        | 0033       | 0001         | 0031       | Disapproved              |
| 13            | PLAY STRUCTURE AND RELATED IMPROVEMENTS             | JEFFREY LEE ASBY  | 143 N BERRYLINE CIR     | 0036       | 0001         | 0026       | Withdrawn from Agenda    |
| 14            | POWER GENERATOR                                     | SIMON M DUNCAN    | 15 FAIRTIDE CT          | 0034       | 0001         | 0006       | Staff Approved           |

|    |  |                                |                     |      |      |      |                |
|----|--|--------------------------------|---------------------|------|------|------|----------------|
|    | AND RELATED IMPROVEMENTS                 |                                |                     |      |      |      |                |
| 15 | FENCE AND RELATED IMPROVEMENTS           | ROBERT H KLEIN                 | 19 FLAT STONE       | 0032 | 0002 | 0032 | Staff Approved |
| 16 | BATTERY UNIT AND RELATED IMPROVEMENTS    | SCOTT C BURNS                  | 20 MELLOW LEAF CT   | 0018 | 0002 | 0013 | Staff Approved |
| 17 | POWER GENERATOR AND RELATED IMPROVEMENTS | S & K HEINEN LIVING TRUST      | 230 SPLIT ROCK RD   | 0032 | 0002 | 0017 | Staff Approved |
| 18 | FENCE AND RELATED IMPROVEMENTS           | CUPRILL FAMILY REVOCABLE TRUST | 50 N TURTLE ROCK CT | 0032 | 0002 | 0039 | Staff Approved |