

## **PUBLIC MEETING MINUTES**

**TO: THE DEVELOPMENT STANDARDS COMMITTEE AND ALL OTHER INTERESTED PERSONS:**

**Notice is hereby given that the Development Standards Committee will hold a Regular Meeting on April 1<sup>st</sup>, 2026, at 5:00 p.m., at the office of The Woodlands Township, 2801 Technology Forest Blvd, The Woodlands, Texas, within the boundaries of The Woodlands Township, for the following purposes:**

**Development Standards Committee**

**April 1<sup>st</sup>, 2026, at 5:00 p.m.**

**The Woodlands Township**

**2801 Technology Forest Boulevard**

**The Woodlands, Texas 77381**

**MINUTES**

**Committee Members Present: Arthur Bredehoft, Dan Kolkhorst, Bob Adams, John Anthony Brown, Tricia Danto, Andrew Freeman**

**Staff Present: Kimberly McKenna, Devon Jordan, Neslihan Tesno, Michael Pechanec, Rick Wohlfarth**

- I. Welcome and Call the Meeting to Order**  
Chairman Arthur Bredehoft welcomed everyone and called the meeting to order at 5:00 p.m.
- II. Pledge of Allegiance.**  
Chairman Arthur Bredehoft led the room in reciting the Pledge of Allegiance to the United States Flag and to The Texas State Flag.
- III. Receive, consider and act upon adoption of the meeting agenda.**  
There was a motion to adopt the meeting agenda by Andrew Freeman with a second by Tricia Danto. The motion carried unanimously.
- IV. Public Comment.**  
There were no public comments made.
- V. Consideration and action regarding the minutes of the meeting of March 4<sup>th</sup>, 2026.**  
The minutes of the meeting of March 4<sup>th</sup>, 2026 were presented to the committee. It was then moved by John Brown and seconded by Andrew Freeman to approve the minutes as presented. The motion carried unanimously.
- VI. Consideration and Action of items recommended for Summary Action.**  
These items were reviewed by the committee. The lists consisted of Commercial items A, B, C, D, E, and F and Residential items IX, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 23, 24, 25, 26, 27, 28, 29, 30, 31 . It was then moved by Bob Adams and seconded by Dan Kolkhorst to approve the commercial summary list as presented. The motion carried unanimously. It was then moved by John Brown and seconded by Andrew Freeman to approve the residential summary list as presented. The motion carried unanimously. After the motion, there was a request to remove residential item 24 from the summary agenda. There was a motion by John Brown and second by Andrew Freeman to rescind their original motion. The motion carried unanimously. It was then moved by Andrew Freeman and seconded by Tricia Danto to approve the residential summary list as modified. 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 did not recess to an executive session.

**VIII. Reconvene in Public Session.**

The committee did not recess to an executive session.

**IX. Consideration and action of candidates volunteering to serve on the Indian Springs WCA Residential Design Review Committee.**

This item was heard by the committee under the summary agenda as presented by staff. It was then moved by Andrew Freeman and seconded by Tricia Danto to appoint Rick Easton to serve on the Indian Springs WCA Residential Design Review Committee for the remainder of the 2026 term.

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

**A. Consideration and action for the concept proposal for a shopping center revision.**

Regency Centers LP  
4747 Research Forest Drive  
Lot 0100 Block 0687 Section 0047 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 Bob Adams and seconded by Dan Kolkhorst to table the item to a future meeting. The motion carried unanimously.

**B. Consideration and action for the proposed carports that include solar panels.**

Heritage Inn Houston LLC / Heritage Inn & Suites  
28099 Interstate 45  
Lot 2701 Block 0350 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 Dan Kolkhorst to approve on the following conditions:

- The AC feed line shall be bored under the pavement from the hotel to the canopies at the required depth and length shown. If another method is required during construction, applicant to consult with Township staff.
- The canopy structures should be designed to match the aesthetics of the hotel. Add stone wrap column with stucco surround at the top at the columns (to match Porte Cochere design). Revised plans to be submitted and approved prior to the issuance of the permit.
- Add fascia trim and end panels to conceal structure that match hotel window mullions. Paint any exposed structure to match the hotel window mullion system color.
- The solar-covered parking canopies are to meet city, county, and state regulations.
- Any pavement removed for footings shall be replaced as required by code around the footings. Match surface finish as required.
- No lighting is proposed or approved within this submittal. If lights are desired the applicant shall submit for committee review and approval.
- The solar panels shall be a non-reflective surface as to not reflect light back at the hotel north wall.
- The solar panels are to be kept clean for maximum efficiency.
- Any solar power equipment near the canopy shall be mounted high and tight to the structure or be protected by safety equipment such as bollards.
- Any exposed conduit shall be painted to match the substrate to which it is mounted.
- Equipment warning signs shall be neutral in color as much as possible; black backgrounds with white or silver lettering/symbols.
- 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. Consideration and action for the permanent use of two existing storage containers.**

HEB Grocery Company LP  
3601 FM 1488 Road

Lot 2000 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 Dan Kolkhorst to approve on the following conditions:

- Containers are to be positioned so as to not violate local fire codes and markings.
- The Northeast container (#2) may stay in its relative position but must comply with local fire codes and markings.
- Relocate Southwest container (#1) to be end-to-end with container #2 on northeast side of property within 45 days.
- Container signage shall be concealed from public view.
- Must comply with Commercial Planning and Design Standards.
- Must meet all application requirements prior to the issuance of the permit.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

D. Consideration and action for the proposed replacement of the building signs for the car wash.

HEB Grocery Company LP / HEB Wash

26500 Kuykendahl Road

Lot 0525 Block 0509 Section 0386 Village of Creekside Park

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 Dan Kolkhorst to approve on the following conditions:

- The applicant is to consider revising the color "Macadamia" to dark bronze to contrast the white letters "WASH" for better visibility.
- "Enter" and "Do Not Enter" signs located at the entrance and exit of the car wash, are approved as a backer panel with applied vinyl and must be maintained in good order and repair.
- The applicant has added signage for "Use at your own risk...". Relocate this signage to be a plaque displayed at the pay kiosk screen. Revise and resubmit for review prior to issuance of the permit.
- The applicant is to consider revising the background color to dark bronze for better contrast with the white copy.
- 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.

E. Consideration and action for temporary staging area during the in-store remodel.

HEB Grocery Company LP / HEB Wash

26500 Kuykendahl Road

Lot 0525 Block 0509 Section 0386 Village of Creekside Park

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

F. Consideration and action for the proposed patio shades and glass panel system.

IMI MSW LLC / Mastro's Ocean Club

9595 Six Pines Drive, Suite 100

Lot 7113 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 Dan Kolkhorst to approve on the following conditions:

- The frame cassettes shall be finished to blend with the style of the patio structure.
- The shade system shall have a 30-mil fire resistant vinyl window, not to exceed 65% of the surface area.
- The shades are to be kept in a clean and professional appearance.
- The window frame systems to match existing window trim on each end of patio.
- The glass shall be clear-tempered glass and not be mirrored to the exterior.
- 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 Residential Applications and Covenant Violations.**

1. Consideration and action regarding the request to appeal the action and conditions of approval by the Residential Design Review Committee for the existing permanent programable lighting.  
110 Meadowspring Circle  
Lot 11 Block 01 Section 33 Village of Cochran's Crossing  
This item was heard by the full committee. The committee deliberated regarding the request, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by Tricia Danto to grant the appeal request, allowing the lights to remain as is. The motion carried unanimously.
2. Variance Request for a Short-Term Rental application renewal that exceeds the maximum occupancy allowed and received concerns from adjacent properties regarding impact.  
118 Angel Leaf Road  
Lot 21, Block 02, Section 63 Village of Grogan's Mill  
This item was heard by the full committee. The committee deliberated regarding the request, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by John Anderson and seconded by John Brown to table the item to the meeting of April 15<sup>th</sup>. The motion carried unanimously.
3. Consideration and action to pursue a second amendment to the amended Land Use Designation for Alden Bridge Section 64, to increase the maximum amount of living area allowed, accommodating a proposed home remodel.  
2 Candespice Place  
Lot 03, Block 01, Section 64 Village of Alden Bridge  
This item was withdrawn and was not heard by the committee. The motion carried unanimously.
4. Variance request for a proposed home remodel that would exceed the maximum allowed living area allowed and requires a second amendment to the Amended Land Use Designation.  
2 Candespice Place  
Lot 03, 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 approve on the condition that the revised proposed addition is submitted to staff that is in compliance with the Land Use Designation, and grants a variance to exceed the Neighborhood Criteria. All improvements must meet code and pass final inspection. Additionally, all improvements must not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
5. Variance request for an existing sidewalk that exceeds the maximum hard surface area and maximum width allowed.  
238 Hearthshire Circle  
Lot 59, Block 01, Section 99 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 table the item to a future meeting. The motion carried unanimously.
6. Variance request for an existing shed that is not screened from view, encroaches into the easement, and exceeds the maximum hard surface area allowed.  
238 Hearthshire Circle  
Lot 59, Block 01, Section 99 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 table the item to a future meeting. The motion carried unanimously.

7. Variance request for a proposed pergola that would exceed the maximum allowed hard surface area and encroach the 10-foot rear easement.  
150 West Sundance Circle  
Lot 51, Block 01, Section 59 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 on the condition the improvement is moved closer to the house to reduce the encroachment into the easement. Owner should revise and resubmit plans to show the improvement not to encroach into the easement more than 3 feet. Owner must plant and maintain vegetation to soften and screen the view. Improvement must meet code and pass final inspection. Additionally action by this committee does not constitute action by any additional easement holder. Owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
8. Variance request for a proposed room addition that would encroach the rear 40 ft dwelling setback  
114 Trinity Oaks Circle  
Lot 45, Block 01, Section 14 Village of Indian Springs TWA  
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 on the following conditions:
- Plant and maintain a minimum of three 15 gallon native trees for reforestation.
  - Plant and maintain a mix of trees and vegetation to soften the view to the adjacent property on the left hand side. Staff to review final plantings to determine if sufficient screening has been met.
  - All improvements must meet code and pass final inspection.
  - Owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards.
- The motion carried unanimously.
9. Variance request for proposed sunroom that exceeds maximum living area.  
59 South Rambling Ridge Place  
Lot 47 , Block 01 , Section 08 Village of College Park  
This item was withdrawn and was not heard by the committee.
10. Variance request for a proposed attic conversion that exceeds the maximum living area allowed by the development criteria.  
6 Kayak Ridge Drive  
Lot 0026, Block 0001, Section 0001 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 on the condition the improvement meet code and pass final inspection. Additionally, the owner must ensure placement of the improvement does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
11. Variance request for a proposed extension to an existing outdoor bathroom that encroaches the rear twenty foot setback.  
44 Welston Terrace Drive  
Lot 0001, Block 0002, Section 0035 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 on the condition the improvement meets code and passes final inspection. Additionally, the owner must ensure placement of the improvement does not halt or materially impede drainage as defined in the Residential Development Standards. Owner must plant and/or maintain native evergreen vegetation that will extend over the fence line to soften the view to adjacent properties. Staff to review final plantings to determine is softening has been met. The motion carried unanimously.
12. Variance request for a proposed pool and outdoor kitchen that exceeds the maximum hard surface area allowed

6 Hickory Hollow Pl

Lot 02, Block 16, Section 01 Village of Indian Springs WCA

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 on the following conditions:

- Submit and adhere to a comprehensive drainage plan in accordance with the Standards.
- Plant and maintain 4 fifteen-gallon trees anywhere on the lot for the purposes of reforestation.
- Plant and maintain a mix of trees and vegetation to soften the view to the adjacent property Staff to review final plantings to determine if sufficient screening has been met.
- Owner must soften and screen the view to adjacent properties. Staff to review final plantings to determine if sufficient screening has been met.
- All improvements must meet code and pass final inspection.
- Owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards.
- Drainage must be submitted and accepted prior to the issuance of the permit.

The motion carried unanimously.

13. Variance request for an existing room conversion where the owner is unable to provide the required sealed plans  
27 Latticeleaf Place

Lot 15, Block 02, Section 65 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 on the condition the improvement meets code and passes a final inspection. The motion carried unanimously.

14. Consideration and action for a home business renewal.

27 Russet Wood Court

Lot 0047, Block 0002, Section 0018 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 Home Business for a period of one year on the following conditions:

- The owner must not display the home address in any public medium.
- Persons traveling to and from the home in connection with the business must be restricted to parking in the driveway.
- Owner must apply for a home business renewal no later than March 2026.
- Permit is subject to revocation at the discretion of the Development Standards Committee or for a violation of the Residential Development Standards.

The motion carried unanimously.

15. Variance request for an existing driveway and walkway borders that exceed the maximum width allowed  
3 Pomerelle Pl

Lot 39, Block 03, Section 61 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 as presented. Owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the residential Development Standards. The motion carried unanimously.

16. Variance request for an existing walkway and driveway border that exceeds the maximum width and hard surface area allowed.

38 Beckonvale Ct

Lot 38, Block 01, Section 6 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 as presented. Owner must ensure placement of the improvement does not halt or materially impede drainage as defined in the Residential Development Standards. Action by this

committee does not constitute action by the additional easement holders, it is the owner's responsibility to obtain those approvals and may be subject to removal. The motion carried unanimously.

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

39 Shady Pond Pl

Lot 41, Block 02, Section 01 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, 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 April 2027. 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.

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

75 Valley Oaks Circle

Lot 06, Block 02, Section 51 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, 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 April 2027. 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.

19. Consideration and action for a Short-Term Rental Renewal

983 N Red Cedar Circle

Lot 05, Block 01, Section 21 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 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 April 2027. 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.

20. Consideration and action for a short-term rental renewal

34 N Drifting Leaf Ct

Lot 22, Block 01, Section 38 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 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 March 2027. 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.

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

103 N Delta Mill Circle

Lot 47, Block 01, Section 01 Village of 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 Short-Term Rental on the condition that the owner & other designees must sign the Short-Term Rental Maintenance and User Agreement, submit insurance certificate and must provide a secondary responsible party when the primary responsible party is absent. Owner must also comply with all the Short-Term Rental regulations per Section 3.7 of The Woodlands Residential Development Standards. This approval is valid for a period not to exceed one year. Owner must reapply by March 2027. 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.

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

1 Twelve Pines Court

Lot 0020, Block 0001, Section 0014, Village of Panther Creek

This item was heard by the full committee. A representative for the item was present and addressed the committee. The committee deliberated regarding item, impact to adjacent properties, comments from the representative present, history of the case, and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by Bob Adams to table the item so the owner may work with staff on submitting a revised application. 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.

3 Rain Fern Court

Lot 0010, Block 0001, Section 0040, 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 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.

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

28 Summer Morning Court

Lot 0025, Block 0001, Section 0005, Village of Panther Creek

This item was heard by the full committee. A representative for the item was present and addressed the committee. The committee deliberated regarding item, impact to adjacent properties, comments from the representative present, history of the case, and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by Tricia Danto to approve the pursuit of legal action, with the understanding that enforcement will be delayed a period of 3 months or through the end of July 2026 before authorizing 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.

11 Bayou Springs Court

Lot 0002, Block 0001, Section 0024, 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 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.

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

10 Tender Violet Place

Lot 0013, Block 0002, Section 0037, 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 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.

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

19 North Pathfinders Circle

Lot 0056, Block 0006, Section 0001, 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 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.

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

32 South Rain Forest Court

Lot 0032, Block 0006, Section 0038, 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 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.

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

10 Summer Morning Court

Lot 0034, Block 0001, Section 0005, 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.

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

29 West Torch Pine Circle

Lot 0014, Block 0003, Section 0005, 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.

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

11 Orion Star Court

Lot 0023, Block 0001, Section 0030, 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 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.

**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.**

The committee took no action on this item.

**XIII. Consideration and action to promulgate a rule regarding storage of portable watercraft equipment on residential lots.**

The committee deliberated the draft rule worked on by staff and committee members during the last workshop meeting. After deliberation, it was moved by Arthur Bredehoft and seconded by Andrew Freeman to adopt and promulgate a rule regarding storage of portable watercraft equipment on residential lots. The motion carried unanimously.

**XIV. Development Standards Committee Member Comments**

The committee thanked everyone for their attendance. Bob Adams commented that permanent seasonal lighting should be added as a topic of discussion for the next committee workshop meeting. John Brown commented that the committee should add an item on the next workshop meeting to discuss contractor education programs.

**XV. Staff Comments and Reports**

Neslihan Tesno informed the committee of the difference between paddles and oars.

**XVI. Adjourn**

There being no further business, there was a motion to adjourn at 6:11p.m. by Bob Adams with a second by John Brown. The motion carried unanimously.

Development Standards Committee Meeting of

4/1/26

Name (Please Print)	Representing	Address	Agenda #
F. Royce Franzoni	Self	1 Twelve Pines Ct.	22
J. MCAFEE	Self		
Bosh Wagh	self	27 Latticeleaf Place	13
Tom VANER	SELF	6 Hickory Hollow Pl	12
MIKE GRACE		114 TRINITY OAKS CIR	8
Aaron Sexton	HERB	26500 Kukulda	A, E
Rob Maruti	Heritage Inn		B
Morgan Cole	Self	9 Brimstone Ct	
JOHN MARTIN	SELF	114 TRINITY OAKS CIR	8
Jon Myers	self	238 Heathshire Cir	5+6
Erik Oslund	self	42 S. Dreamweaver Circle	20
Susan Oslund	"	"	20
J. SKO	"	2 Cranberry	20