

MINUTES

Regular Meeting of the
Nichols Hills Planning Commission
Tuesday, January 3, 2023 at 5:30 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

**Original agenda filed in the Office of the City Clerk at 12:37 PM
on the 30th day of December, 2022.**

1. Call to Order
2. Roll Call

Attendee Name	Title	Status	Arrived
Ron Byrne		Present	5:32 PM
Mike Biddinger		Absent	
Doug Franklin		Present	
Tim Cheek		Present	
Barbara Gilbert		Present	
John McCaleb	Chairman	Present	

3. Citizens Desiring to be Heard

The purpose of this time is to allow members of the public to speak to the Planning Commission on any matter that is not otherwise set for consideration on this Agenda.

No one expressed a desire to be heard.

4. Minutes

- a. December 6, 2022 Minutes

MOTION: Cheek moved to approve the December 6, 2022 minutes subject to amending item 5d to read “Mr. Curtis Wilson spoke to the Planning Commission of his concerns of the landscape point increase and the need of an explanation of a landscape designer.” Gilbert seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tim Cheek
SECONDER:	Barbara Gilbert
AYES:	Byrne, Franklin, Cheek, Gilbert, McCaleb
ABSENT:	Biddinger

5. Public Hearings

Consideration of adoption, approval, acceptance, rejection, amendment, and/or postponement of the following:

- a. PUBLIC HEARING: The issuance of a special permit to Crown Castle USA, Inc., represented by Donna Davis, for the purpose of replacing and/or adding new antennas and other equipment on existing monopole tower located in the 6706 North Pennsylvania Avenue, Nichols Hills, Oklahoma.

MOTION: Cheek moved to postpone item 5a to a date certain of February 7, 2023, the next scheduled meeting. Franklin seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tim Cheek
SECONDER:	Doug Franklin
AYES:	Byrne, Franklin, Cheek, Gilbert, McCaleb
ABSENT:	Biddinger

- b. PUBLIC HEARING: An Ordinance deleting Section 50-133 of the Nichols Hills City Code and replacing it with a new division of the code regarding landscaping; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency

Mrs. Carla Sharpe, attorney for the City, presented the proposed ordinance to the Planning Commission.

Following discussion among Planning Commission members and staff, Chairman McCaleb opened the Public Hearing.

Seeing no others expressing a desire to be heard, the public

hearing was closed.

MOTION: Gilbert moved to recommend the City Council approve agenda item 5b as presented. Cheek seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Barbara Gilbert
SECONDER:	Tim Cheek
AYES:	Byrne, Franklin, Cheek, Gilbert, McCaleb
ABSENT:	Biddinger

- c. PUBLIC HEARING: An Ordinance amending Chapter 50 of the Nichols Hills City Code regarding the No-Build Vertical Envelopes for the E-1 Estate District, the E-2 Urban Estate District, the R-1-75 Single-Family Residential District, and the R-1-60 Single-Family Residential District; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.
- d. PUBLIC HEARING: An Ordinance amending Chapter 50 of the Nichols Hills City Code regarding Accessory Buildings, Accessory Structures, and Accessory Uses; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.
- e. PUBLIC HEARING: An Ordinance amending Chapter 50 of the Nichols Hills City Code regarding outdoor lighting; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.
- f. PUBLIC HEARING: An Ordinance amending Chapter 50 of the Nichols Hills City Code regarding administration and enforcement of the Zoning Code; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.

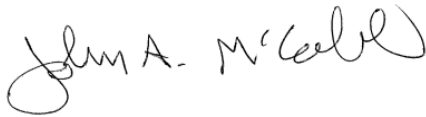
MOTION: Cheek moved to continue items 5c - 5f to a date certain of February 7, 2023, the next scheduled meeting. Franklin seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tim Cheek
SECONDER:	Doug Franklin
AYES:	Byrne, Franklin, Cheek, Gilbert, McCaleb
ABSENT:	Biddinger

6. Adjournment

MOTION: There being no further business, Franklin moved to adjourn the meeting. Cheek seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Doug Franklin
SECONDER:	Tim Cheek
AYES:	Byrne, Franklin, Cheek, Gilbert, McCaleb
ABSENT:	Biddinger



Chairman
Planning Commission
City of Nichols Hills, Oklahoma



City Manager
Planning Commission
City of Nichols Hills, Oklahoma



City Clerk
City of Nichols Hills, Oklahoma