

MINUTES

Regular Meeting of the
Nichols Hills Planning Commission
Tuesday, February 7, 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 2:42 PM on
the 3rd day of February, 2023.**

1. Call to Order
2. Roll Call

Attendee Name	Title	Status	Arrived
Ron Byrne		Absent	
Mike Biddinger		Present	
Doug Franklin		Present	
Tim Cheek		Absent	
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. January 3, 2023 Minutes

MOTION: Franklin moved to approve the January 3, 2023 minutes as presented. Gilbert seconded the motion.

RESULT:	APPROVED [3 TO 0]
MOVER:	Doug Franklin
SECONDER:	Barbara Gilbert
AYES:	Franklin, Gilbert, McCaleb
ABSTAIN:	Biddinger
ABSENT:	Byrne, Cheek

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.

RESULT:	NO ACTION TAKEN
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- b. PUBLIC HEARING: An application to rezone property generally located at 6600 NW Grand Boulevard in Nichols Hills, Oklahoma from the E-2 "Urban Estate" Residential Zoning District to the R-1-75 Single Family Residential Zoning District.

Mr. Chris Candelaria, owner/representative of the property, presented the application to the Planning Commission.

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

Mrs. Karen Samis requested a continuance of the application to the regularly scheduled meeting on March 7, 2023 to allow her attorney, Mr. Stephen Sherman, to represent her concerns.

MOTION: Biddinger moved to continue to the next meeting on March 7, 2023. Franklin seconded the motion.

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

- c. PUBLIC HEARING: An Ordinance regarding maximum building height and 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.

Mr. Larry Herzel, Building Commission Chairman, presented the proposed ordinance to the Planning Commission.

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

No others expressing a desire to be heard, the public hearing was closed.

MOTION: Biddinger moved to recommend the City Council approve agenda item 5c subject to amending section (2) on page 10 and page 16 to read, “the No-Build Vertical Envelope does not limit the length of the wall.” Franklin seconded the motion.

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

- d. PUBLIC HEARING: An Ordinance amending Chapter 50 of the Nichols Hills City Code regarding Secondary Buildings, Accessory Buildings, Accessory Structures, and Accessory Uses; 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 members.

Following discussion among Planning Commission members and staff, Chairman McCaleb opened the public hearing.

Mr. Scott Spradling, attorney representing the Oklahoma City Golf and Country Club, discussed the need for the guard shack. Mr. Spradling also asked for clarification of Sec.50-169 (2) and 5) concerning sport courts and hours of illumination.

No others expressing a desire to be heard, the public hearing was closed.

MOTION: McCaleb moved to recommend approval to the City Council to allow the Oklahoma City Golf and Country Club to build a guard shack. Biddinger seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John McCaleb, Chairman
SECONDER:	Mike Biddinger
AYES:	Biddinger, Franklin, Gilbert, McCaleb
ABSENT:	Byrne, Cheek

- 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.

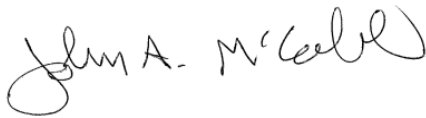
MOTION: Gilbert moved to continue agenda item 5e to the next meeting on March 7, 2023. Franklin seconded the motion.

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

6. Adjournment

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

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



Chairman
Planning Commission
City of Nichols Hills, Oklahoma



City Manager
Planning Commission
City of Nichols Hills, Oklahoma



City Clerk
City of Nichols Hills, Oklahoma