

MINUTES

Regular Meeting of the
Nichols Hills Planning Commission
Tuesday, March 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 10:27 AM
on the 3rd day of March, 2023.**

1. Call to Order
2. Roll Call

Attendee Name	Title	Status	Arrived
Ron Byrne		Present	
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. February 7, 2023 Minutes

MOTION: Franklin moved to approve the February 7, 2023 minutes as presented. Biddinger seconded the motion.

RESULT:	APPROVED [4 TO 0]
MOVER:	Doug Franklin
SECONDER:	Mike Biddinger
AYES:	Biddinger, Franklin, Gilbert, McCaleb
ABSTAIN:	Byrne
ABSENT:	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.

MOTION: Gilbert moved to continue agenda item 5a to a date certain of April 4, 2023, the next scheduled meeting. Franklin seconded the motion.

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

- 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.

Mr. Stephen Sherman, representing Mrs. Karen Samis, discussed the restrictive covenants of a forty-foot front yard setback, and a maximum of 8,000 square foot home, that Mr. Candelaria proposed.

Mr. Scott Spradling, representing Mr. Candelaria, also discussed the proposed restrictive covenants with the Planning Commission, Mr. Stephen Sherman, and the applicant.

Mr. Henry Hood spoke in favor of the proposed application with the restrictive covenants that Mr. Candelaria has proposed.

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

MOTION: Gilbert moved to recommend approval of agenda item 5b to the City Council subject to: 1) The understanding that at least the parties who have been noticed and that have appeared before the commission have agreed that they are going to extend the front yard setback to a forty foot front yard setback; 2) That they are going to agree that the home sizes will be 8,000 square feet or less; and 3) That they may make other agreements that are restrictive as to what can occur on these lots. Franklin seconded the motion.

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

- c. 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, asked for clarification of the gate in Sec.50-47(c)(2)(a)(2) E-1 Estate District and sport courts in Sec. 50-169.

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

MOTION: Franklin moved to recommend the City Council approve agenda item 5c as presented. Biddinger seconded the motion.

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

- d. 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.

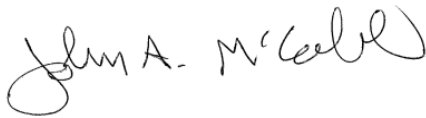
MOTION: Gilbert moved to continue agenda item 5d to a date certain of April 4, 2023, the next scheduled meeting. Franklin seconded the motion.

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

6. Adjournment

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

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