

MINUTES

Regular Meeting of the
Nichols Hills Planning Commission
Tuesday, April 4, 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 10:03 AM
on the 31st day of March, 2023.**

1. Call to Order
2. Roll Call

Attendee Name	Title	Status	Arrived
Ron Byrne		Absent	
Mike Biddinger		Present	
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. March 7, 2023 Minutes

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

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

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 continue agenda item 5a to a date certain of August 1, 2023, the regular schedule meeting. Franklin seconded the motion.

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

- b. PUBLIC HEARING: An Ordinance adopting outdoor lighting regulations; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.

Mr. Shane Pate, City Manager, presented an overview of the proposed ordinance to the Planning Commission members.

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

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

- c. PUBLIC HEARING: An Ordinance amending Chapter 50 of the Nichols Hills City Code regarding Solar Energy Systems; 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. Mr. J.W. Peters, with Solar Power of Oklahoma, answered questions from the Planning Commission members.

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.

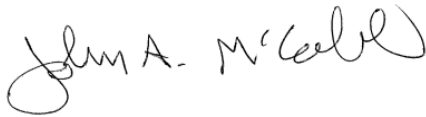
MOTION: Gilbert moved to recommend the City Council approve agenda item 5c subject to amending Section 50-708(a) to “Ground-Mounted Solar Energy Systems are allowed in the Side Yard that is not street facing or Rear Yard only.” Cheek seconded the motion.

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

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:	Biddinger, Franklin, Cheek, Gilbert, McCaleb
ABSENT:	Byrne



Chairman
Planning Commission
City of Nichols Hills, Oklahoma



City Manager
Planning Commission
City of Nichols Hills, Oklahoma



City Clerk
City of Nichols Hills, Oklahoma