

MINUTES

Regular Meeting of the
Nichols Hills Planning Commission
Tuesday, August 2, 2022 at 5:30 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

**Original agenda filed in the Office of the City Clerk at 3:25 PM on
the 28th day of July, 2022.**

1. Call to Order
2. Roll Call

Attendee Name	Title	Status	Arrived
Ron Byrne		Present	
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. April 5, 2022 Minutes

MOTION: Franklin moved to approve the April 5, 2022 minutes as presented. Byrne seconded the motion.

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

5. Public Hearings

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

- a. PUBLIC HEARING: An Ordinance amending Section 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 amending 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.

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

Mr. Curtis Wilson expressed his concerns of the limitations the proposed ordinance would place on the existing homeowners in the R-1-75 and R-1-60 Residential Districts in Nichols Hills. Mr. Wilson spoke in favor of making the exceptions in the ordinance more liberal.

Ms. Julie Dewault spoke in agreement with Mr. Wilson's concerns.

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

MOTION: Gilbert moved to refer this matter back to the Building Commission for further study. Cheek seconded the motion.

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

- b. PUBLIC HEARING: The issuance of a special permit to AT&T, represented by CRB for Nexius, for the purpose of replacing and/or adding new antennas and other equipment on existing tower located in the 1009 Northwest 75th Street, Nichols Hills, Oklahoma, and entering an agreement with respect to the same.

Ms. Lynn Ridener, representing AT&T, presented the application 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: 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, Biddinger, Franklin, Cheek, Gilbert, McCaleb

- c. PUBLIC HEARING: The issuance of a special permit to AT&T, represented by CRB for Nexius, for the purpose of replacing and/or adding new antennas and other equipment on existing tower located in the 1800 block of Westminster, Nichols Hills, Oklahoma, and entering an agreement with respect to the same.

On behalf of AT&T, Ms. Lynn Ridener presented the application 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: 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, Cheek, Gilbert, McCaleb

- d. PUBLIC HEARING: The issuance of a special permit to T-Mobile Central, LLC, represented by Branch Communication, LLC, for the purpose of replacing and/or adding new antennas and other equipment on existing tower located in the 1800 block of Westminster, Nichols Hills, Oklahoma, and entering an agreement with respect to the same.

On behalf of T-Mobile Central, LLC, Mr. Mark Kesner presented the application 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.

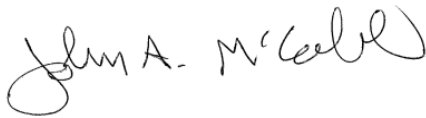
MOTION: Franklin moved to recommend the City Council approve agenda item 5d as presented. Cheek seconded the motion.

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

6. Adjournment

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

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



Chairman
Planning Commission
City of Nichols Hills, Oklahoma



City Manager
Planning Commission
City of Nichols Hills, Oklahoma



City Clerk
City of Nichols Hills, Oklahoma