

MINUTES

Regular Meeting of the
Nichols Hills Planning Commission
Tuesday, May 4, 2021 at 5:30 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

1. Call to Order
2. Roll Call

Attendee Name	Title	Status	Arrived
Ron Byrne		Present	
Mike Biddinger		Present	
Doug Franklin		Absent	
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. February 2, 2021 Minutes

MOTION: Byrne moved to approve the February 2, 2021 minutes as presented. Cheek seconded the motion.

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

5. Public Hearings

Discussion, consideration, and possible recommendation of approval of the following:

- a. PUBLIC HEARING: An ordinance amending Section 50-372 of the Nichols Hills City Code regarding drainage information required for Building Commission Certificate of Approval applications; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.

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

Building Commission Chairman John Lippert and Building Commissioner Larry Herzel reviewed with the Planning Commission the request for amending Section 50-372 of the Nichols Hills City Code regarding drainage.

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 5a subject to amending Section 50-372 to read “Impervious surface means a surface that is hard and impenetrable that does not allow stormwater infiltration into the underlying soil. Impervious surfaces include streets, roofs, parking lots, and walkways, any of which are made of asphalt, concrete, brick, stone, or plastics.” Cheek seconded the motion.

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

6. Items for Separate Vote

Items listed in this section of this Agenda are usually discussed, considered, and voted on individually by the Planning Commission.

Discussion, consideration, and possible approval of the following:

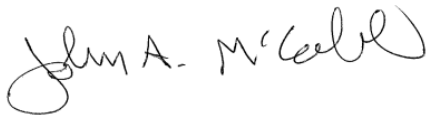
- a. Floor Area Ratio, Building Lot Coverage, and Setback requirements for properties in the residential zoning districts.

Building Commission Chairman John Lippert and Building Commissioner Larry Herzel discussed with the Planning Commission members the challenges with the ordinances concerning floor area ratio, building lot coverage, and setback requirements for properties in the residential zoning districts.

Following discussion among Planning Commission members and staff, Planning Commission directed staff to schedule a joint meeting with the Building Commission, Planning Commission and City Council to address the concerns.

7. Adjournment

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



Chairman
Planning Commission
City of Nichols Hills, Oklahoma



City Manager
Planning Commission
City of Nichols Hills, Oklahoma



City Clerk
City of Nichols Hills, Oklahoma