

MINUTES

Regular Meeting of the
Nichols Hills Planning Commission
Tuesday, December 7, 2021 at 5:30 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

**Original agenda filed in the Office of the City Clerk at 1:01 PM on
the 2nd day of December, 2021.**

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. November 2, 2021 Minutes

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

RESULT:	APPROVED [4 TO 0]
MOVER:	Tim Cheek
SECONDER:	Barbara Gilbert
AYES:	Byrne, Cheek, Gilbert, McCaleb
ABSTAIN:	Biddinger
ABSENT:	Franklin

5. Public Hearings

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

- a. **PUBLIC HEARING:** An ordinance amending Chapter 50 of the Nichols Hills City Code regarding certain defined terms related to development; 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 amendments to the definitions of basement, buildable area, and centroid in Chapter 50 of the City Code.

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

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 as presented. Cheek seconded the motion.

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

- b. PUBLIC HEARING: An ordinance amending Section 50-140 of the Nichols Hills City Code regarding prohibited exterior building materials; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.

Mr. Larry Herzel, Building Commission member, answered questions from the Planning Commission concerning the prohibited exterior building materials.

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

Seeing no others expressing a desire to be heard, the Public Hearing was closed.

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

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

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

Mrs. Carla Sharpe, attorney for the City, reviewed the proposed ordinance amending Section 50-372 of the Nichols Hills City Code

regarding survey requirements for application for Building Commission Certificates of Approval.

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

Seeing 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 as presented. Byrne seconded the motion.

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

- d. PUBLIC HEARING: An ordinance amending Section 50-345 and 50-378 of the Nichols Hills Code regarding approval of minor revisions to projects approved by the Building Commission; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.

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

Seeing no others expressing a desire to be heard, the Public Hearing was closed.

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

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

- e. PUBLIC HEARING: Amendment to the Nichols Hills Building Commission Building Demolition, Design, and Construction Guidelines.

Mrs. Carla Sharpe, attorney for the City, reviewed the proposed amendments to the Nichols Hills Building Commission Building Guidelines.

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

Seeing no others expressing a desire to be heard, the Public Hearing was closed.

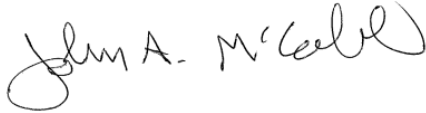
MOTION: Cheek moved to recommend the City Council approve agenda item 5e as presented. Biddinger seconded the motion.

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

6. Adjournment

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mike Biddinger
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