

MINUTES

Regular Meeting of the
Nichols Hills Planning Commission
Tuesday, September 1, 2020 at 5:30 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

Original agenda filed in the Office of the City Clerk at 3:02 PM on the 28th day of August, 2020.

1. Call to Order
2. Roll Call

Attendee Name	Title	Status	Arrived
Ron Byrne		Absent	
Mike Biddinger		Present	
Tim Cheek		Present	
Barbara Gilbert		Present	
John McCaleb	Chairman	Present	

Chairman John McCaleb announced that Commissioner Lynn Pringle has retired from the Planning Commission. The Planning Commission thanked Mr. Pringle for his service to the Commission. Mr. Pringle did an excellent job, served the residents of Nichols Hills admirably, and the Commission appreciates everything he did.

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. July 7, 2020

MOTION: Gilbert moved to approve the July 7, 2020 minutes as presented. Cheek seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Biddinger, Cheek, Gilbert, McCaleb
ABSENT:	Byrne

5. Public Hearings

Discussion, consideration, and possible approval of the following:

- a. **PUBLIC HEARING:** Discussion, consideration, and possible approval or disapproval of an affidavit combining two lots generally located at 6700 NW Grand Boulevard and 1501 Drury Lane in Nichols Hills, Oklahoma.

Chairman McCaleb opened the public hearing.

Mr. Roshan Pujari, property owner, presented the application to the Planning Commission members.

Mr. Chris Candelaria, builder with Candelaria Design Build, presented the proposed plans for the property. Mr. Candelaria was the builder of 1501 Drury Lane and was brought in on this project to continue the feel of the property.

Mr. Scott Torode, architect with Pfeffer Torode Architecture, reviewed the proposed plans with the Planning Commission.

Mr. Roger Runge, landscape architect, presented to the Planning Commission the landscape plans application.

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

Mr. Clay Farha spoke against the application. Mr. Farha stated that double frontage lots destroy the fabric of the neighborhood.

Mrs. Sody Clements asked the applicant who would be living at the property and if they had considered any of the vacant lots in Nichols Hills for the home. Mrs. Clements stated that the two streets are showplaces of Nichols Hills and feels the double

frontage lots would destroy both streets.

Mr. Ramsey Drake asked about the setback rules of the property. Mr. Drake is still studying the plan and feels that it does change the fabric of the park and neighborhood.

Mr. Craig Story spoke against the application. Mr. Story thought the plats and ordinances should be followed.

Mrs. Sue Hanna asked the Planning Commission members and staff the process that would be taken with the plat restrictions.

Mr. Henry Hood thought it was a gorgeous plan. Mr. Hood's concern is that Mr. Pujari does not own the two lots but has a contingent contract to purchase them. Mr. Hood felt this was the hardest thing to be done on these two lots. He stated that the City should not combine the lots without having a very firm project in place.

Mr. Frank Sewell asked the builder to show properties that are like the proposed plans. Mr. Sewell also asked for clarification with the landscaping plans next to their property and second driveway to the motor court and the stand-alone office.

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

Members of the Planning Commission and staff discussed the application at length.

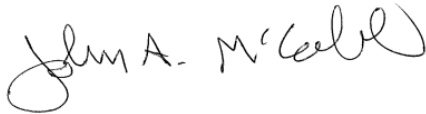
MOTION: Biddinger moved to continue this item until the regular Planning Commission meeting of October 6, 2020. McCaleb seconded the motion.

RESULT:	CONTINUED TO THE NEXT REGULAR [3 TO 1]
MOVER:	Mike Biddinger
SECONDER:	John McCaleb, Chairman
AYES:	Biddinger, Gilbert, McCaleb
NAYS:	Cheek
ABSENT:	Byrne

6. Adjournment

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tim Cheek
SECONDER:	Barbara Gilbert
AYES:	Biddinger, 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