1. Agenda

   Documents:

   2020-12-01 PLANNING COMMISSION - FULL AGENDA-1592.PDF

2. Meeting Materials

   Documents:

   2020-11-02 PLANNING COMMISSION - FULL AGENDA-1586.PDF

AGENDA

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

If special assistance is needed for this meeting by any person wishing to attend, please contact the City Clerk's office no later than 48 hours prior to the meeting, and such assistance will be provided.

Official action may be taken by the Planning Commission only on items that appear on this Agenda. The Planning Commission may dispose of the business set out on this Agenda by adopting, approving, denying, continuing, or taking other action as to each item, as determined by the Planning Commission.

1. Call to Order

2. Roll Call

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.

4. Minutes
   a. November 2, 2020 Minutes

5. Public Hearings

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

   a. PUBLIC HEARING: An application to rezone property located at 6820 NW Grand Boulevard in Nichols Hills, Oklahoma from the E-2 "Urban Estate" Residential Zoning District to the E-1 "Estate" Residential Zoning District.

6. Adjournment

   I certify that the forgoing was filed in the Office of the City Clerk at 10:24 AM on the 23rd day of November, 2020 and posted in

prominent view on the window at City Hall, 6407 Avondale Drive, at 11:00 AM on the 23rd day of November, 2020; posted to the City of Nichols Hills website at http://www.nicholshills.net at 5:00 PM on the 23rd of November, 2020; and transmitted by email at 5:00 PM on the 23rd day of November, 2020 to those persons who have requested to be included on such notices pursuant to the Open Meeting Act and to those who have requested such notice.

Amanda Copeland

_____

City Clerk
City of Nichols Hills, Oklahoma

MINUTES

Special Meeting of the
Nichols Hills Planning Commission
Monday, November 2, 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 12:41 PM on the 26th day of October, 2020.

1. Call to Order

   Chairman McCaleb introduced Doug Franklin as the new member of the Planning Commission.

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. September 1, 2020 Minutes

      MOTION: Gilbert moved to approve the September 1, 2020 minutes as presented. Cheek seconded the motion.

Attachment: 11 2 2020 PC Minutes (4932 : November 2, 2020 Minutes)

RESULT:	**APPROVED [5 TO 0]**
MOVER:	Barbara Gilbert
SECONDER:	Tim Cheek
AYES:	Biddinger, Franklin, Cheek, Gilbert, McCaleb
ABSTAIN:	Byrne

5. Public Hearings

a. PUBLIC HEARING: Discussion, consideration, and possible recommendation for approval or disapproval of an affidavit combining two lots generally located at 6820 NW Grand Boulevard in Nichols Hills, Oklahoma.

Mr. Scott Spradling and Mr. Kraig May, attorneys for the applicant, spoke on behalf of the applicants. Following the 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 5a as presented. Gilbert seconded the motion.

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

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.

a. Schedule of 2021 Regular Nichols Hills Planning Commission Meetings.

MOTION: Gilbert moved to approve agenda item 6a as presented. Biddinger seconded the motion.

Attachment: 11 2 2020 PC Minutes (4932 : November 2, 2020 Minutes)

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

7. 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, 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

Attachment: 11 2 2020 PC Minutes (4932 : November 2, 2020 Minutes)

See City Clerk’s office.

Attachment: See City Clerk's Office (4933 : Public Hearing - 6820 NW Grand rezoning)

AGENDA

Special Meeting of the
Nichols Hills Planning Commission
Monday, November 2, 2020 at 5:30 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

If special assistance is needed for this meeting by any person wishing to attend, please contact the City Clerk's office no later than 48 hours prior to the meeting, and such assistance will be provided.

Official action may be taken by the Planning Commission only on items that appear on this Agenda. The Planning Commission may dispose of the business set out on this Agenda by adopting, approving, denying, continuing, or taking other action as to each item, as determined by the Planning Commission.

1. Call to Order

2. Roll Call

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.

4. Minutes
   a. September 1, 2020 Minutes

5. Public Hearings
   a. PUBLIC HEARING: 4878 : Discussion, consideration, and possible recommendation for approval or disapproval of an affidavit combining two lots generally located at 6820 NW Grand Boulevard in Nichols Hills, Oklahoma.

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.

   a. Schedule of 2021 Regular Nichols Hills Planning Commission Meetings.

7. Adjournment

I certify that the forgoing was filed in the Office of the City Clerk at 12:41 P.M. on the 26th day of October, 2020 and posted in prominent view on the window at City Hall, 6407 Avondale Drive, at 1:15 P.M. on the 26th day of October, 2020; posted to the City of Nichols Hills website at http://www.nicholshills.net at 5:00 P.M. on the 26th day of October, 2020; and transmitted by email at 5:00 P.M. on the 26th day of October, 2020 to those persons who have requested to be included on such notices pursuant to the Open Meeting Act and to those who have requested such notice.

Amanda Copeland

_____

City Clerk
City of Nichols Hills, Oklahoma

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.

Attachment: September 1 2020 Minutes 2 (4877 : September 1, 2020 Minutes)

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

Attachment: September 1 2020 Minutes 2 (4877 : September 1, 2020 Minutes)

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.

Attachment: September 1 2020 Minutes 2 (4877 : September 1, 2020 Minutes)

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

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City Clerk
City of Nichols Hills, Oklahoma

Attachment: September 1 2020 Minutes 2 (4877 : September 1, 2020 Minutes)

See City Clerk’s office.

Attachment: See City Clerk's Office (4878 : Public Hearing - 6820 NW Grand lot combination)

Schedule of Regular Meetings of the Nichols Hills Planning Commission in 2021

All meetings of the Planning Commission are scheduled to take place on the 1st Tuesday of the month at 5:30 p.m. in the City Council Chambers, City Hall, 6407 Avondale Dr., Nichols Hills, OK

Meeting Date of:

January 05, 2021

February 02, 2021

March 02, 2021

April 06, 2021

May 04, 2021

June 01, 2021

July 06, 2021

August 03, 2021

September 07, 2021

October 05, 2021

November 02, 2021

December 07, 2021

Name: Amanda Copeland
Title: City Clerk
Address: 6407 Avondale Drive
Nichols Hills, OK 73116
Phone: (405) 843-6637

Filed in the office of the Municipal Clerk on _____ at _____ PM

Signed: _____
City Clerk/Deputy City Clerk

Attachment: PC Schedule of meetings 2021 (4879 : Schedule of 2021 Regular Nichols HillsPlanning Commissionl Meetings)